



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
April 13, 2016 at 4:00 pm
Atlanta City Hall Council Chambers, Second Floor

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:
 - a) Application for a Type IV Certificate of Appropriateness (CA4ER-16-087) for the demolition of a single family dwelling due to unreasonable economic return; and a Type III Certificate of Appropriateness (CA3-15-494) for construction of a new single family dwelling at **670 McDonald St., SE.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Jacque Edmonds
675 Ponce De Leon Avenue , Suite # 8500
Staff Recommendation: Convey to the Economic Review Panel.
Commission Voted: Established the Economic Review Panel and deferred the case to the May 11, 2016 Commission meeting.
 - b) Application for a Type III Certificate of Appropriateness (CA3-16-101) for a variance to allow parking in the front yard at **709 Joseph E. Lowery Blvd.** Property is zoned R-4A / West End Historic District/Beltline.
Applicant: Olabisi Ajanaku
709 Joseph E. Lowery Blvd.
Staff Recommendation: Approve.
Commission Voted: Defer to the April 27, 2016 Commission meeting.
 - c) Application for a Type II Certificate of Appropriateness (CA2-16-105) for alterations at **188 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Steven Barton
570 Tanacrest Circle
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- d) Application for a Type III Certificate of Appropriateness (CA3-16-107) for a variance from the requirement that an independent driveway is connected to a public street at **465 Glenwood Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1). Applicant: Christopher Broughton- Urban Purpose Design
1939 Hosea L. Williams Drive NE.
Staff Recommendation: Approve.
Commission Voted: Approved.
- e) Application for a Type IV Certificate of Appropriateness (CA4PH-16-108) for the demolition of a single family dwelling due to a public threat to health and safety at **1321 Oak St., SW.** Property is zoned R-4A / West End Historic District/ Beltline. Applicant: City of Atlanta Office of Code Enforcement
818 Pollard Blvd. SW
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- f) Application for a Type II Certificate of Appropriateness (CA2-16-109) for siding replacement at **2903 Macaw St, SW.** Property is zoned R-4A/ Whittier Mill Historic District.
Applicant: Chris Wilkinson
2903 Macaw St. SW
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-16-110) for construction of a new single family dwelling at **656 Eloise St.** Property is zoned R-4B/ Grant Park Historic District (Subarea 1)/ Beltline. Applicant: Kevin Maher
4300 Paces Ferry Road
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- h) Application for a Type III Certificate of Appropriateness (CA3-16-111) for alterations and dormer additions at **1905 Whittier Ave.** Property is zoned R-4A/ Whittier Mill Historic District.
Applicant: Miripa Properties, LLC
4480 H South Cobb Drive SW, Smyrna
Staff Recommendation: Defer.
Commission Voted: Deferred to the April 27, 2016 Commission meeting.
- i) Application for a Type III Certificate of Appropriateness (CA3-16-112) for alterations and additions at **2875 Fabian Street NW.** Property is zoned R-4A/ Whittier Mill Historic District.
Applicant: Jarrett Thacker
2875 Fabian Street NW
Staff Recommendation: Defer.
Commission Voted: Deferred to the June 22, 2016 Commission meeting.

- j) Application for a Type III Certificate of Appropriateness (CA3-16-113) for additions and alterations at **1115 Lawton Place**. Property is zoned R-4A / West End Historic District/Beltline.
Applicant: Shannon Clark
1115 Lawton Place
Staff Recommendation: Defer.
Commission Voted: Approved with conditions.
- k) Application for Type III Certificates of Appropriateness (CA3-16-116) for a variance to reduce the west side yard setback from 7' (required) to 4' (proposed); to reduce the east side yard setback from 7' (required) to 2' (proposed); to reduce the front yard setback from 30' (required) to 14' (proposed); and from the requirement that decks only be constructed at the rear of the property; and (CA3-16-117) for alterations and additions at **1182 Greenwich St**. Property is zoned R-4A/ West End Historic District/ Beltline.
Applicant: Shona Griffin
4000 Ferry Heights Drive
Staff Recommendation CA3-16-116: Approve with conditions.
Commission Voted: Approved with conditions.
Staff Recommendation CA3-16-117: Approve with conditions.
Commission Voted: Deferred to the April 27, 2016 Commission meeting.
- l) Application for a Review and Comment (RC-16-118) on site work at **189 West Wesley Rd. a.k.a. 0 Habersham Road NW (Sibley Park)**. Property is zoned R-2A.
Applicant: City of Atlanta Parks and Recreation
233 Peachtree Street NE, Suite 1700
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- m) Application for a Type II Certificate of Appropriateness (CA2-16-119) for alterations and a new deck at **492 Holderness St**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Gateway Construction Company
3645 Marketplace Blvd., Suite 130-576
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- n) Application for Type III Certificates of Appropriateness (CA3-16-120) for variances to reduce the rear yard setback from 50' (required) to 21' (proposed); and to reduce the east side yard setback from 20' (required) to 11' (proposed) to allow alterations and additions to an existing accessory structure; and (CA3-16-121) to allow renovations and additions at **1240 Fairview Rd**. Property is zoned Druid Hills Landmark District.
Applicant: Kenneth P. Dooley
2090 Dunwoody Club Drive, Suite 106-235
Staff Recommendation CA3-16-120: Approve with a condition.
Commission Voted: Deferred to the April 27, 2016 Commission meeting.
Staff Recommendation CA3-16-121: Approve with conditions.
Commission Voted: Deferred to the April 27, 2016 Commission meeting.

- o) Application for a Type III Certificate of Appropriateness (CA3-16-123) for alterations and additions at **745 Pearce St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Wole Oyenuga
745 Pearce St., NW
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- p) Application for a Type III Certificate of Appropriateness (CA3-16-126) for a special exception to allow a 8 ft. tall retaining wall with a fence in the front yard where a 4 ft. tall retaining wall / fence combination is permitted and in the side yard where a 6 ft. tall retaining wall / fence combination is permitted at **114 Tye St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Louise Arnold
114 Tye St
Staff Recommendation: Approve with a condition.
Commission Voted: Approved with conditions.

Cases deferred from previous meetings.

- q) Application for a Type III Certificate of Appropriateness (CA3-15-470) for construction of a new house at **627 Moreland Ave.** Property is zoned SPI-7/Candler Park Special Interest District (Subarea 2C).
Applicant: Tiara Crumby
1004 Glen Ivy, Marietta
Deferred on March 9, 2016
Staff Recommendation: Defer.
Commission Voted: Deferred to the April 27, 2016 Commission meeting.
- r) Application for a Type III Certificate of Appropriateness (CA3-15-471) for construction of a new house at **621 Moreland Ave.** Property is zoned SPI-7/Candler Park Special Interest District (Subarea 2C).
Applicant: Tiara Crumby
1004 Glen Ivy, Marietta
Deferred on March 9, 2016
Staff Recommendation: Defer.
Commission Voted: Deferred to the April 27, 2016 Commission meeting.
- s) Application for a Type IV Certificate of Appropriateness (CA4PH-16-047) for a demolition due to a threat to public health and safety at **103 Bradley St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Harold Buckley, Jr., Esq.
787 Field St.
Deferred on March 9, 2016
Staff Recommendation: Defer.
Commission Voted: Denied.

- t) Applications for Type III Certificates of Appropriateness (CA3-16-084) for a variance to decrease the front yard setback from 4 ft. 7 in. (minimum to 3 ft. 3 in. (proposed); a reduction in the rear yard setback from the 50'-60' range (required) to 10' (proposed); a reduction in the porch depth from the 5'-6' range (required) to 4' (proposed); from the requirement that solar panels be located upon the rear facing roof planes; and from the front façade arrangement requirement; and (CA3-16-083) for a new single family house at **73 Bradley St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.

Applicant: Frederic Dawson, Greenlaw Properties, LLC
PO Box 420598

Deferred on March 9, 2016

Staff Recommendation CA3-16-084: Approve with conditions.

Commission Voted: Approved with revised conditions

Staff Recommendation CA3-16-083: Approve with conditions.

Commission Voted: Approved with revised conditions.

- u) Application for a Type III Certificate of Appropriateness (CA3-16-114) for variances to reduce the rear yard setback from 6' (required) to 0' (proposed); to reduce the west side yard setback from 3' (required) to 0' (proposed) and increase the lot coverage from 67% (allowed) to 95% (proposed); and (CA2-16-089) for alterations at **553 Irwin St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.

Applicant: Carol Rasheed
553 Irwin St.

Deferred on March 9, 2016

Staff Recommendation CA3-16-114: Defer.

Commission Voted: Deferred to the April 27, 2016 Commission meeting.

Staff Recommendation CA2-16-089: Defer.

Commission Voted: Deferred to the April 27, 2016 Commission meeting.

5. Other Business

6. Adjournment