



CITY OF ATLANTA

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MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
May 25, 2016, 2016 at 4:10 pm
Atlanta City Hall Committee Room # 1, Second Floor

**The Urban Design Commission adopted new "Rules of Procedure" at its November 9, 2015 meeting which govern its operations and how it conducts its meetings. The new "Rules of Procedure can be found on the City of Atlanta website: <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=20491>*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:

Consent agenda:

- a) Application for a Review and Comment (RC-16-172) on application V-16-101 for a variance to allow a reduction in the west side yard setback from 7 feet (required) to 5 feet (proposed) at **1048 Oglethorpe Ave**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Alice Johnson
1403 Emory Rd.
Staff recommendation: Send a letter with comments to the Applicant and the Secretary of the BZA.
Commission voted: The Commission will send a copy of the Staff Report to the Applicant and the Secretary of the BZA.
- b) Application for a Type II Certificate of Appropriateness (CA2-16-173) for alterations and window replacement at **845 Rose Cir**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Clarence Martin Jr.
845 Rose Cir.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- c) Application for a Type II Certificate of Appropriateness (CA2-16-176) for window replacement at **684 Lawton St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Community Friendship, Inc.
85 Renaissance Pkwy.
Staff recommendation: Defer to the July 27, 2016 Commission meeting.
Commission voted: Deferred to the July 27, 2016 Commission meeting.
- d) Application for a Type III Certificate of Appropriateness (CA3-16-178) for alterations, an addition, and site work at **736 Peeples St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jay Hope
736 Peeples Street Sw
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Approved with revised conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-186) for a variance to allow an independent driveway which is not connected to a public street, and (CA3-16-185) for a new single family residence at **320 Cherokee Pl.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Adam Stillman
350 Sinclair Ave
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-16-194) for alterations, an addition, new construction, and site work at **135 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Post Apex Group, LLC
135 Auburn Ave.
Staff recommendation: Denial without prejudice.
Commission voted: Denied without prejudice.
- g) Application for a Type III Certificate of Appropriateness (CA3-16-191) for alterations and new construction at **771 Spring St.** Property is zoned SPI-16 (Subarea 1) / LBS.
Applicant: Portman Holdings
303 Peachtree Center
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
- 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 Dr., Smyrna
Deferred on April 27, 2016
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.

- i) 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 April 27, 2016
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
- j) Application for a Type III Certificate of Appropriateness (CA3-16-139) for a new single family dwelling at **151 Savannah St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Ben R. Darmer
1877 Ardmore Road
Deferred on May 11, 2016
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
- k) Application for a Type III Certificate of Appropriateness (CA3-16-160) for alterations and an addition at **562 West End Pl.** Property is zoned R-4A / West End Historic District / Beltline
Applicant: Roderick Cloud
1110 Cascade Cir.
Deferred on May 11, 2016
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
- l) Application for a Type III Certificate of Appropriateness (CA3-16-164) for alterations, additions, and site work at **888 Edgewood Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Vance B Jones
888 Edgewood Ave.
Deferred on May 11, 2016
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.

Cases requiring discussion:

- a) Application for a Type II Certificate of Appropriateness (CA2-16-167) for alterations at **439 Larchmont Dr.** Property is zoned R-4 / Collier Heights Historic District.
Applicant: Dk Thomas Custom Homes, Inc.
3460 Enon Road, College Park
Staff recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- b) Application for a Type III Certificate of Appropriateness (CA3-16-181) for a special exception to allow an 8 to 10 foot high privacy fence/wall in the half-depth front yard where otherwise a 4 foot high fence is permitted, and to allow an 8 to 10 foot high privacy fence/wall in the rear yard, where otherwise a 6 foot high privacy fence/wall is permitted (CA3-16-180) for an addition and site work at **752 Dixie Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Ute Banse
1077 Alta Avenue
Staff recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.
- c) Application for a Review and Comment (RC-16-182) on an update to the 2008 Zoo Atlanta Master Plan at **800 Cherokee Ave. (Zoo Atlanta).** Property is zoned R-5.
Applicant: Atlanta – Fulton County Zoo, Inc.
800 Cherokee Ave.
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments at the meeting.
- d) Application for a Type II Certificate of Appropriateness (CA2-16-183) for a canopy and new signage at **200 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: 200 Edgewood Associates, LLC
1075 Peachtree St., Ste. 3650
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-188) for a Variance to allow a reduction in the rear yard setback from a minimum of 31 feet 6 inches (required) to 17 feet 7 inches (proposed), and (CA3-16-187) for alterations, additions, and site work at **159 Pearl St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave
Staff recommendation (CA3-16-188): Approve with conditions.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
Staff recommendation (CA3-16-187): Approve with conditions.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
- f) Application for a Type III Certificate of Appropriateness (CA3-16-192) for a new multifamily housing development at **210 & 186 Peters St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Peters Street Holdings, LLC
2964 Peachtree Rd., Ste. 360
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Commission voted: Deferred to the June 8, 2016 Commission meeting.

- g) Application for a Type II Certificate of Appropriateness (CA2-16-193) for alterations and a revision of plans at **177 Berean Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Richard Danner
99 Druid Cir.
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.

Cases deferred from previous meetings:

- h) Application for a Type III Certificate of Appropriateness (CA4ER-16-087) for for demolition due to an unreasonable economic return, and (CA3-16-494) for new single family residence at **670 Mcdonald St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Jacque Edmonds
675 Ponce De Leon Ave.
Deferred on May 11, 2016
Economic Review Panel recommendation: Denial.
Commission voted: Denied.
Staff Recommendation (CA3-15-494): Denial without prejudice.
Commission voted: Denied without prejudice.
- i) Application for a Type III Certificate of Appropriateness (CA3-16-127) for construction of a new single family dwelling at **523 Irwin St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Jacque Edmonds
675 Ponce De Leon Ave.
Deferred on April 27, 2016
Staff recommendation: Defer to the June 8, 2016 Commission meeting.
Commission voted: Deferred to the June 8, 2016 Commission meeting.
- j) Application for a Type III Certificate of Appropriateness (CA3-16-166) for variance to allow a reduction in the west side yard setback from a minimum of 3 feet (required) to 2 feet (proposed) for an accessory structure at **1089 Austin Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1)
Applicant: Sean Cash
2308 – 5 Lawrenceville Hwy., Decatur
Deferred on May 11, 2016
Staff recommendation: Denial.
Commission voted: Approved.

5. Other Business

6. Adjournment – **7:30 PM**