



CITY OF ATLANTA

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MAYOR

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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of
Planning

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
June 08, 2016 at 4:00 pm
Atlanta City Hall Council Chambers, Second Floor

**This is a proposed agenda and is subject to change at any point up to and including the date of the meeting.*

***New "Rules of Procedure" were adopted on November 9, 2015 by the Commission which govern its operations and how it conducts its public hearings. The new "Rules of Procedure" can be found on the City of Atlanta website: <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=20491>. The order of the applications on the agenda can be adjusted any time up to and at the public hearing. Consent agenda items may be added or removed by request to the Commission at the start of the public hearing.*

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

Consent portion:

- a) Application for a Type III Certificate of Appropriateness (CA3-16-197) for a new single family house at **780 Woodson St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Michael Dryden
398 Grant Park Place
Staff Recommendation: Approve with conditions.
- b) Application for a Type II Certificate of Appropriateness (CA2-16-198) for alterations at **312 Cherokee Pl.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: James Morrison
312 Cherokee Pl.
Staff Recommendation: Approve with conditions.
- c) Application for a Type II Certificate of Appropriateness (CA2-16-208) for window replacement at **355 Hopkins St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jennifer Stuart
10800 Jones Bridge Road
Staff Recommendation: Approve with conditions.

- d) Application for a Type III Certificate of Appropriateness/Compliance (CA3-16-210) for alterations and dormer additions at **1190 Mansfield Ave.** Property is zoned SPI-7 (Subarea 3)
Applicant: David Pierce
1190 Mansfield Dr.
Staff Recommendation: Approve with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-211) for a new single family house at **171 Savannah St.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Suzanne Harrison
1315 Hardee St
Staff Recommendation: Defer to the June 22, 2016 Commission meeting at the Applicant's Request.
- f) Application for a Type III Certificates of Appropriateness (CA3-16-196) for a variance to allow a reduction in the side yard setback from 100 feet (required) to 10 feet (proposed) and to allow an increase in the height of an accessory structure from a maximum of 20 feet (required) to 23 feet (proposed); and (CA3-16-212) for alterations and a new accessory structure at **1493 Fairview Rd.** Property is zoned Druid Hills Landmark District
Applicant: Chris Hamilton
1095 Zonolite Rd. #104
Staff Recommendation: Defer to the June 22, 2016 Commission meeting at the Applicant's Request.
- g) Application for Type III Certificates of Appropriateness (CA3-16-215) for a variance to allow a reduction in the Clifton Rd. half depth front yard from 50 feet (required) to 17 feet (proposed); and (CA3-16-213) for alterations, an addition, and site work at **1723 South Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District
Applicant: William Stephenson
1145 Alta Avenue NE
Staff Recommendation: Defer to the June 22, 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 May 25, 2016
Staff Recommendation: Denial 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 May 25, 2016
Staff Recommendation: Defer to the June 22, 2016 Commission meeting at the Applicant's request.

- 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 June 22, 2016.

- 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 25, 2016
Staff Recommendation: Defer to the June 22, 2016 Commission meeting.

- l) 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 14 feet 4 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
Deferred on May 25, 2016
**Staff Recommendation: CA3-16-188 (Approve).
CA3-16-281 (Approve with conditions).**

- m) 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
Deferred on May 25, 2016
Staff Recommendation: Defer to the July 13, 2016 meeting.

- n) 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.
Deferred on May 25, 2016
Staff Recommendation: Defer until June 22, 2016.

Items requiring discussion:

- a) Application for a Review and Comment (RC-16-204) for site work at **83 Brighton Rd.** Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: Michelle Devaughn Jones
83 Brighton Road
Staff Recommendation: Send a letter with comments to the Applicant.
- b) Application for a Review and Comment (RC-16-206) for demolition of an existing accessory structure and a new accessory structure at **11 Palisades Rd.** Property is zoned R-4 / Brookwood Hills Conservation District
Applicant: Keith Summerour
11 Palisades Rd.
Staff Recommendation: Send a letter with comments to the Applicant.
- c) Application for a Review and Comment (RC-16-214) for site work at **54 Camden Rd.** Property is zoned R-4/Brookwood Hills Conservation District
Applicant: Hannah Seaton
1125 Old Ellis Rd., Roswell
Staff Recommendation: Send a letter with comments to the Applicant.

Cases deferred from previous meetings:

- d) 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 May 25, 2016
**Staff Recommendation: CA3-16-144 Approve with conditions.
CA3-16-089 Approve with conditions.**
- e) 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 25, 2016
Staff Recommendation: Approve with conditions.
- f) 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
Deferred on May 25, 2016
Staff Recommendation: Approve with conditions.

5. Other Business

6. Adjournment