



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

Meeting Results ATLANTA URBAN DESIGN COMMISSION June 22, 2016 at 4:00 PM Atlanta City Hall Council Chambers, Second Floor

**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 II Certificate of Appropriateness (CA2-16-219) for alterations at **1111 St Augustine Pl.** Property is zoned R-4 / Atkins Park Historic District.
Applicant: Ann Cain
1011 Sterling Point, Peachtree City
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-16-220) for dormer additions at **1041 Oak St.** Property is zoned R-4A / West End Historic District.
Applicant: Draco Enfor
1041 Oak St.
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- c) Application for a Type IV Certificate of Appropriateness (CA4PH-16-223) for demolition due to a threat to public health and safety at **995 Sparks St.** Property is zoned R-4A / Oakland City Historic District.
Applicant: City of Atlanta Office of Code Compliance
818 Pollard Blvd.
Staff Recommendation: Approve.
Commission Voted: Approved.

- d) Application for a Type II Certificate of Appropriateness (CA2-16-224) for alterations at **786 Lowndes St.** Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Hudson Urban LLC
1136 Hudson Dr.
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-230) for alterations and an addition at **649 Lexington Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1).
Applicant: Rick Bizot
1077 Alta Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-16-232) for a variance to allow a reduction in the west side yard setback from 7 feet (required) to 5 feet (proposed), and (CA3-16-231) for alterations and an addition at **1117 Saint Charles Pl.** Property is zoned R-4 / Atkins Park Historic District.
Applicant: Shady M. Eldaif & Kimberly Singh
1117 Saint Charles Pl.
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- g) Application for a Type II Certificate of Appropriateness (CA2-16-233) for site work at **1641 South Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District
Applicant: William McDonald
1123 Zonolite Road Ne
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- h) Application for a Review and Comment (RC-16-234) for window replacement at **191 Huntington Rd.** Property is zoned R-4/Brookwood Hills Conservation District
Applicant: John & Susan Hogshead
191 Huntington Rd.
Staff Recommendation: Adopt the Staff Report as the comments of the Commission.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as their comments.
- i) Application for a Review and Comment (RC-16-236) for alterations, an addition, and site work at **35 Palisades Rd.** Property is zoned R-4/Brookwood Hills Conservation District
Applicant: Frank Neely
1447 Peachtree Rd.
Staff Recommendation: Adopt the Staff Report as the comments of the Commission.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as their comments.

- j) Application for a Type III Certificate of Appropriateness (CA3-16-238) for variance to allow a reduction in the front yard setback from 30 feet (required) to 15 feet (proposed), and to allow a reduction in the side yard setbacks from 7 feet (required) to 3 feet (proposed), and (CA3-16-237) for a new single family residential structure at **952 (aka 0) Austin Ave.** Property is zoned SPI-5 (Subarea 3) / Inman Park Historic District (Subarea 1)
Applicant: Tommy Pelletier
972 Dekalb Avenue
Staff Recommendation (CA3-16-238): Approve.
Commission Voted: Approved.
Staff Recommendation (CA3-16-237): Approve with conditions.
Commission Voted: Approved with conditions.
- k) Application for a Type III Certificate of Appropriateness (CA3-16-247) for a new single family residential structure at **109 Waddell St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: William Carlson
770 Dixie Ave.
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- l) 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 to the July 27, 2016 meeting.
Commission Voted: Deferred to the July 27, 2016 Commission meeting.
- m) Application for a Type III Certificate of Appropriateness (CA3-16-130) for alterations and additions at **1048 Oglethorpe Ave.** Property is zoned R-4A / West End Historic District /Beltline.
Applicant: Alice Johnson Design
1403 Emory Road NE
Staff Recommendation: Approve.
Commission Voted: Approved.
- n) 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: Approve with conditions.
Commission Voted: Approved with conditions.

- o) 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 June 8, 2016
Staff Recommendation: Defer to the July 13, 2016 meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- p) 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 June 8, 2016
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- q) 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 June 8, 2016
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- r) Application for a Type IV Certificate of Appropriateness (CA4PH-16-235) for demolition of an accessory structure due to a threat to public health and safety at **1723 South Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District
Applicant: William Stephens
1145 Alta Ave
Staff Recommendation: Defer to the July 13, 2016 meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.
- s) 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
Deferred on June 8, 2016
Staff Recommendation: Defer to the July 13, 2016 meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.

- t) 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 Harriman
1315 Hardee St
Deferred on June 8, 2016
Staff Recommendation: Defer to the July 13, 2016 meeting.
Commission Voted: Deferred to the July 13, 2016 Commission meeting.

Items requiring discussion:

- a) Application for a Type III Certificate of Appropriateness (CA3-16-239) for a new single family residential structure at **224 - A Haralson Ave.** Property is zoned PD-H/Inman Park Historic District (Subarea 1)
Applicant: Cooper Pierce
400 Plasters Avenue
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Approved with revised conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-16-240) for a new single family residential structure at **224 - B Haralson Ave.** Property is zoned PD-H/Inman Park Historic District (Subarea 1)
Applicant: Cooper Pierce
400 Plasters Avenue
Staff Recommendation: Defer to the July 13, 2016 Commission meeting.
Commission Voted: Approved with revised conditions.
- c) Application for a Review and Comment (RC-16-245) for site work at **800 Cherokee Ave. (Zoo Atlanta)** Property is zoned R-5/
Applicant: Alan Wieczynski
15 Simpson St.
Staff Recommendation: Confirm delivery of comments.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- d) Application for a Review and Comment (RC-16-248) for new construction and site work at **900 Lois St.** Property is zoned I-2 / Beltline
Applicant: PC Russell
193 Tilley Dr., South Burlington, Vt 05403
Staff Recommendation: Confirm delivery of comments.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- e) Application for a Review and Comment (RC-16-249) for new construction and site work at **650 Bishop St.** Property is zoned I-2 / Beltline
Applicant: PC Russell
193 Tilley Dr., South Burlington, Va
Staff Recommendation: Confirm delivery of comments.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.

Cases deferred from previous meetings:

- f) 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
Deferred on June 8, 2016

Staff Recommendation: Send a letter with comments to the Applicant.

Commission Voted: The Commission will send a letter with its comments to the Applicant.

- g) 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
Deferred on June 8, 2016

Staff Recommendation (CA3-16-196): Defer to the July 13, 2016 meeting.

Commission Voted: Denied without prejudice.

Staff Recommendation (CA3-16-212): Approve with conditions.

Commission Voted: Approved with conditions.

5. Other Business

6. Adjournment