



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 July 13, 2016 at 4:03 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 III Certificate of Appropriateness (CA3-16-264) for variance to allow an independent driveway which is not connected to a public street; and (CA3-16-265) for a new single family structure at **300 Woodward Ave.** 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.
- b) Application for a Review and Comment (RC-16-266) for the Hurt Park master plan at **23 Courtland St.** Property is zoned SPI-1 (Subarea 1) / Martin Luther King, Jr. Landmark District.
Applicant: Steve Provost
2625 Cumberland Pkwy.
Staff Recommendation: Defer to the July 27, 2016 meeting.
Commission voted: Deferred to the July 27, 2016 meeting.

- c) Application for a Type II Certificate of Appropriateness (CA2-16-275) for site work at **249 Peters St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Matt Cherry
818 Glendale Ter.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- d) Application for a Type III Certificate of Appropriateness (CA3-16-277) for an addition at **741 Edgewood Ave.** Property is zoned R-LC / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Lee Ann Gamble
935 Myrtle St.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- e) Application for a Type II Certificate of Appropriateness (CA2-16-278) for revision of plans at **754 Kirkwood Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Lang Custom Homes
2632 Mountain Ind. Blvd #D
Staff Recommendation: Defer to the July 27, 2016 meeting.
Commission voted: Deferred to the July 27, 2016 meeting.

- f) Application for a Review and Comment (RC-16-280) for site work at **10 Palisades Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Brookwood Hills Community Club, Inc.
77 Wakefield Dr.
Staff Recommendation: Adopt the Staff Report as the comments of the Commission.
Commission voted: A copy of the Staff Report will be sent to the Applicant as the comments of the Commission.

- g) Application for a Type II Certificate of Appropriateness (CA2-16-281) for revision of plans at **760 Kirkwood Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Lang Custom Homes
2632 Mountain Ind. Blvd #D
Staff Recommendation: Defer to the July 27, 2016 meeting.
Commission voted: Deferred to the July 27, 2016 meeting.

- h) Application for a Type II Certificate of Appropriateness (CA2-16-282) for revision of plans at **768 Kirkwood Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Lang Custom Homes
2632 Mountain Ind. Blvd #D
Staff Recommendation: Defer to the July 27, 2016 meeting.
Commission voted: Deferred to the July 27, 2016 meeting.

- i) Application for a Type II Certificate of Appropriateness (CA2-16-286) for alterations at **693 Lawton St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jerry Davis
255 E. Lanier Ave.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- j) Application for a Type III Certificate of Appropriateness (CA3-16-287) for an addition at **297 Ormond St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Will Mott
297 Ormond Street, Se
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- k) Application for a Type III Certificate of Appropriateness (CA3-16-288) for alterations and an addition at **417 Augusta Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Amy Higgins – Hagan Architects, Inc.
89 Spruce St.
Staff Recommendation: Defer to the July 27, 2016 meeting.
Commission voted: Deferred to the July 27, 2016 meeting.

- l) Application for a Review and Comment (RC-16-289) for alterations and an addition at **90 Palisades Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Garrett Coley
Po Box 957421, Duluth
Staff Recommendation: Adopt the Staff Report as the comments of the Commission.
Commission voted: A copy of the Staff Report will be sent to the Applicant as the comments of the Commission.

- m) Application for Type III Certificates of Appropriateness (CA3-16-283) for a variance from the requirement that façades of principal buildings facing a public street are not setback from the property line and (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 August 10, 2016 meeting.
Commission voted: Deferred to the August 10, 2016 meeting.

- n) 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; Applications for Type III Certificates of Appropriateness (CA3-16-215) for a variance to allow a reduction at the public street (Clifton Road) from 50 feet (required) to 17 feet (proposed); and (CA3-16-213) for alterations, an addition, and site work at **1715 South Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District
Applicant: William Stephens
1145 Alta Ave
Deferred on June 22, 2016
Staff Recommendation: (CA4PH-16-235). Deny without prejudice.
Commission voted: Denied without prejudice.
Staff Recommendation: (CA3-16-215). Deny without prejudice.
Commission voted: Denied without prejudice.
Staff Recommendation: (CA3-16-213). Defer to the August 10, 2016 meeting.
Commission voted: Deferred to the August 10, 2016 meeting.
- o) 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
Deferred on June 22, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- p) Application for a Type III Certificate of Appropriateness (CA3-16-291) for a variance to allow parking within 20' of a lot line and 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
Deferred on June 22, 2016
Staff Recommendation: (CA3-16-291). Approve.
Commission voted: Approved
Staff Recommendation: (CA3-16-233). Approve with conditions.
Commission voted: Approved with conditions
- q) 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.
Deferred on June 22, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with condtions.

Items requiring discussion:

- a) Application for a Type III Certificate of Appropriateness (CA3-16-263) for a variance to allow parking in the front yard where otherwise prohibited at **1171 Oak St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Terrion Whitlock
1041 Oak St.
Staff Recommendation: Deny.
Commission voted: Denied.

- b) Application for a Type III Certificate of Appropriateness (CA3-16-272) for a rooftop deck addition at **881 Memorial Dr.** Property is zoned MRC-3-C/ LBS / Beltline.
Applicant: Christopher Rampton And Stephanie Ludwig
881 Memorial Dr. #319
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- c) Application for a Type II Certificate of Appropriateness (CA2-16-273) for alterations and chimney removal at **665 Lawton St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Sheree Hsu
2225 Dogwood Ln.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- d) Application for a Type II Certificate of Appropriateness (CA2-16-274) for a revision to plans previously approved by the Commission at **879 Lullwater Pkwy.** Property is zoned Druid Hills Landmark District.
Applicant: Wes Stone
118 Barry St., Decatur
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- e) Application for a Type III Certificate of Appropriateness (CA3-16-276) for an addition at **1483 Fairview Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Matthew Hoots
800 Miami Cir. #100
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

Cases deferred from previous meetings:

- f) Application for a Type III Certificate of Appropriateness (CA3-16-070) for a new multifamily housing development at **465 Memorial Dr. (aka 464 - 488 Woodward Ave.)**. Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 3).
Applicant: Ben Curran
3438 Peachtree Rd. STE 1425
Deferred on March 23, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- g) Applications for Type III Certificates of Appropriateness (CA3-16-257) for a variance reduce the off-street parking space requirement from 1 space (required) to 0 spaces (proposed); and (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 22, 2016
Staff Recommendation: CA3-16-257: Approve.
Commission voted: Deferred to the July 27, 2016 Commission meeting.
Staff Recommendation: CA3-16-139: Defer to the July 27, 2016 Commission Meeting.
Commission voted: Deferred to the July 27, 2016 Commission meeting.
- h) Applications for Type III Certificates of Appropriateness (CA3-16-292) for a roof form that does not meet the compatibility rule and (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 22, 2016
Staff Recommendation: (CA3-16-292). Deny.
Commission voted: Deferred to the July 27, 2016 Commission meeting.
Staff Recommendation: (CA3-16-211). Defer.
Commission voted: Deferred to the July 27, 2016 Commission meeting.
- i) 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.
Deferred on June 22, 2016
Staff Recommendation: Defer to the July 27, 2016 Commission meeting.
Commission voted: Deferred to the July 27, 2016 Commission meeting.
- j) 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.
Deferred on June 22, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- k) Application for a Type III Certificate of Appropriateness (CA3-16-232) for a variance to allow an increase in the east side yard setback from 20 feet (required) to 48 feet (proposed), and (CA3-16-231) for alterations and an addition at **1117 Saint Charles PI**. Property is zoned R-4 / Atkins Park Historic District.
Applicant: Shady M. Eldaif & Kimberly Singh
1117 Saint Charles Pl.
Deferred on June 22, 2016
Staff Recommendation: (CA3-16-232). Approve.
Commission voted: Approved.
Staff Recommendation: (CA3-16-231). Approve with conditions.
Commission voted: Approved with conditions.

5. Other Business

6. Adjournment – **7:15 pm**