



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TIM KEANE
Commissioner

OFFICE OF DESIGN

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
September 14, 2016 at 4:06
Atlanta City Hall Old 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>. 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) N-16-382 (D-16-382) Nomination of **2160 Monroe Drive, NE** to a Landmark Building / Site (LBS) designation to be known as the **Trust Company Bank Building Landmark Building / Site (LBS)**. The property is zoned I-1 / Beltline Zoning Overlay, Land Lot 57, 17th District, Fulton County, Georgia, NPU F, Council District 6.
Initiated by: Douglas Young, Director, Atlanta Urban Design Commission
55 Trinity Avenue, SW
Staff Recommendation: Defer to the October 12, 2016 Commission meeting.
Commission voted: Deferred to the October 12, 2016 Commission meeting.

- b) Application for a Type III Certificate of Appropriateness (CA3-16-362) for a variance to allow a reduction in the north side yard setback from 7' (required) to 2' 6" (proposed) and a reduction in the south side yard setback from 7' (required) to 4' 1" (proposed); and (CA3-16-361) for alterations and a rear addition at **105 Bradley St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: James Cheeks
949 N. Ormewood Park Dr.
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.
- c) Application for a Type IV Certificate of Appropriateness (CA4PH-16-370) for a demolition due to a threat to public health and safety at **24 Bell St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Rex K. Bray
350 Research Ct., Peachtree Corners
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.
- d) Application for a Review and Comment (RC-16-374) for demolition of an apartment building at **115-H Biscayne Dr.** Property is zoned RG-3 / Beltline.
Applicant: Marie Mack
890 Warner St.
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-378) for a variance to allow an increase in the south side yard setback from a maximum of 9' 2" (required) to 14' 10" (proposed) for an accessory structure at **159 Pearl St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve.
Commission voted: Approved.
- f) Application for a Type II Certificate of Appropriateness (CA2-16-379) for alterations at **680 Confederate Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Audrey Godiers
1760 Marlbrook Dr.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- g) Application for a Review and Comment (RC-16-383) for site work and a new playground at **211 Memorial Dr (Wesley International Academy, Atlanta Public Schools)**. Property is zoned SPI-22 (Subarea 4).
Applicant: Gail Mooney
657 Lake Dr., Snellville
Staff Recommendation: Adopt the Staff Report as the comments of the Commission.
Commission voted: The Commission adopted the Staff Report as the comments of the Commission.
- h) Application for a Type III Certificate of Appropriateness (CA3-16-390) for alterations and a rear porch addition at **1641 South Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District
Applicant: Hagan Architects, Inc.
575 Boulevard, Suite 7
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- i) Application for a Type II Certificate of Appropriateness (CA2-16-391) for new signage at **367 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Melvin Cooper
2435 Lake Ter., Eastpoint
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- j) Application for a Type II Certificate of Appropriateness (CA2-16-392) for a new handrail at **881 Memorial Dr. (A & P Lofts)**. Property is zoned MRC-3-C / Beltline / LBS
Applicant: A+P Lofts Condominium Association
881 Memorial Drive
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- k) Application for a Type III Certificate of Appropriateness (CA3-16-381) for a variance to allow a rear yard setback which does not meet the compatibility rule; and (CA3-16-323) for a partial demolition, addition and renovations at **152 Savannah St.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Kendall Wueste
465 Harold Ave.
Deferred on August 10, 2016
Staff Recommendation CA3-16-381: Approve.
Commission voted: Approved.
Staff Recommendation CA3-16-323: Approve with conditions.
Commission voted: Approved with conditions.

- l) Application for a Type III Certificate of Appropriateness (CA3-16-348) for new construction at **109 Hogue St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline
Applicant: Intown Builders, Llc
P.O. Box 54664
Deferred on August 24, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- m) Application for a Type III Certificate of Appropriateness (CA3-16-352) for a new single family residential structure at **92 Bradley St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Brant Goodman
989 Winding Creek Tr., Sandy Spring, Ga 30328
Deferred on August 24, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

Items requiring discussion:

- a) Application for a Type II Certificate of Appropriateness (CA2-16-337) for alterations and site work at **1 Baltimore PI (Baltimore Block).** Property is zoned SPI-2 (Subarea 2) / Baltimore Block Landmark District
Applicant: Jordan Williams
914 Howell Mill Rd. Ste 400
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- b) Application for a Review and Comment (RC-16-356) on the special exception application V-16-204 at **688 Gillette Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Maurice Chevalier
688 Gillette Ave.
Staff Recommendation: Send a letter with comments.
Commission voted: The Commission will send a letter with comments to the Secretary of the BZA
- c) Application for a Type II Certificate of Appropriateness (CA2-16-357) for alterations to an accessory structure at **821 Piedmont Ave (William Perrin Nicholson House).** Property is zoned SPI-17 (Subarea 4) / LBS
Applicant: Craig Kuglar
821 Piedmont Ave
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- d) Application for a Type II Certificate of Appropriateness (CA2-16-360) for new signage at **110 (aka 102) Centennial Olympic Park Dr.** Property is zoned Castleberry Hill Landmark District (Subarea 2)
Applicant: Andre Tyler
333 Nelson St. Unit 218.
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.

- e) Application for a Type III Certificate of Appropriateness (CA3-16-363) for a new single family residence at **712 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions

- f) Application for a Type III Certificate of Appropriateness (CA3-16-364) for a new single family residence at **728 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- g) Application for a Type III Certificate of Appropriateness (CA3-16-365) for a new single family residence at **722 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- h) Application for a Type III Certificate of Appropriateness (CA3-16-366) for a new single family residence at **742 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- i) Application for a Type III Certificate of Appropriateness (CA3-16-367) for a new single family residence at **738 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- j) Application for a Type III Certificate of Appropriateness (CA3-16-368) for a new single family residence at **732 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- k) Application for a Type III Certificate of Appropriateness (CA3-16-369) for a new single family residence at **718 Mercer St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kye Wehrell
2556 Old Orchard Trl., Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-16-375) 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
1171 Oak St.
Staff Recommendation: Deny.
Commission voted: denied
- m) Application for a Type III Certificate of Appropriateness (CA3-16-385) for alterations, additions, and rooftop decks at **222 Peters St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Audrey Godiers
1760 Marlbrook Dr.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- n) Application for a Type III Certificate of Appropriateness (CA3-16-387) for special exception to allow a 6' high privacy fence/wall in the Waldo St. half depth front yard where otherwise a 4' fence is permitted at **640 Berne St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Brittany Weiner
640 Berne St.
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Approved with revised conditions.
- o) Application for a Review and Comment (RC-16-389) for a new covered pedestrian bridge at **1807 Dixie St. (Kirkwood Urban Forrest Preserve).** Property is zoned R-4A.
Applicant: Earl Williamson
299 Murray Hill Ave.
Staff Recommendation: Confirm delivery of comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments at the meeting.

- p) Application for a Type II Certificate of Appropriateness (CA2-16-393) for alterations, window replacement, and site work at **851 White St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: L. Divine Chapman
PO Box 3348, Decatur
Staff Recommendation: Defer to the October 12, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.
- q) Application for a Review and Comment (RC-16-394) for demolition of a warehouse and new construction at **2750 Peyton Rd.** Property is zoned I-1
Applicant: Patrick Walker – City of Atlanta, Department of Watershed Management
72 Marietta St.
Staff Recommendation: Confirm delivery of comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments at the meeting.

Deferred Cases:

- r) Application for a Type III Certificate of Appropriateness (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 August 10, 2016
Staff Recommendation: Defer.
Commission voted: Approved with revised conditions.
- s) Application for a Type III Certificate of Appropriateness (CA3-16-388) for a variance to allow an addition which contains a ridge height higher than that of the existing structure; and (CA3-16-311) for an addition and alterations at **196 Berean Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Tarver Siebert
75 Ponce De Leon Ave.
Deferred on August 10, 2016
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted CA3-16-388: Approved
Commission voted CA3-16-311: Approved with revised conditions.
- t) Application for a Type III Certificate of Appropriateness (CA3-16-315) for a new accessory structure, deck and site work at **688 Gillette Ave.** Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Brenda, Swain-Chevalier
688 Gillette Ave.
Deferred on August 10, 2016
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- u) Application for a Type II Certificates of Appropriateness (CA2-16-326) for alterations at **625 Atwood St.** Property is zoned R-4A/ West End Historic District/ Beltline.
Applicant: Brenda Gibbons
2860 Church St., East Point
Deferred on August 24, 2016
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Approved with revised conditions.
- v) Application for a Type III Certificates of Appropriateness (CA3-16-327) for a new single family dwelling at **698 Grant Ter.** Property is zoned R-5/ Grant Park Historic District (Subarea 1).
Applicant: Monica Woods
67-A Boulevard Dr.
Deferred on August 24, 2016
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.
- w) Application for a Type III Certificate of Appropriateness (CA3-16-341) for alterations, window replacement, and a new front porch at **1024 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Terica Kindred
2020 Howell Mill Rd. #185
Deferred on August 24, 2016
Staff Recommendation: Defer.
Commission voted: Deferred to the September 28, 2016 Commission meeting.
- x) Application for a Type II Certificate of Appropriateness (CA2-16-351) for alterations and window/door replacement at **661 Lawton St.** Property is zoned R-4A / West End Historic District
Applicant: Carlton Mccrary
4700 West Villiage Crossing # 5513, Smyrna, Ga 30080
Deferred on August 24, 2016
Staff Recommendation: Defer to the September 28, 2016 Commission meeting.
Commission voted: Deferred to the September 28, 2016 Commission meeting.

5. Other Business

6. Adjournment – **7:17 PM**