



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

OFFICE OF DESIGN

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
November 21, 2016 at 4:05 PM
Atlanta City Hall Committee Room #1, Second Floor

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

Consent portion:

- a) Application for a Designation (N-16-474 / D-16-474) for Nomination of **225 Rogers Street, NE and 225 Rogers Street, NE Rear** to a Landmark Building / Site (LBS) designation to be known as the Pratt-Pullman Building Landmark Building / Site (LBS). The property is zoned I-1 / I-2, Land Lot 211, 15th District, DeKalb County, Georgia, NPU O, Council District 5.

Initiated by: Douglas H. R. Young, Director
55 Trinity Ave.

Deferred on November 9, 2016

Staff Recommendation: Withdrawal of nomination and deny without prejudice.

Commission Voted: Denied without prejudice.

- b) Application for a Type III Certificate of Appropriateness (CA3-16-490) for the consolidation of two (2) lots into one (1) lot at **900 & 904 Dekalb Ave**. Properties are zoned C-2 / Inman Park Historic District (Subarea 2) / Beltline.

Applicant: Luke Wilkinson
154 Krog St. NE Suite 170

Staff Recommendation: Approve.

Commission Voted: Approved.

- c) Application for a Review and Comment (RC-16-503) on V-16-291 for a variance to reduce the north side yard setback from 7' (required) to 4' 6" (proposed) at **636 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Ian Tolbert
636 Atwood St.
Staff Recommendation: Adopt the Staff Report as the Comments of the Commission and transmit a copy of the Staff Report to the Secretary of the Board of Zoning Adjustment and the Applicant.
Commission Voted: The Commission adopted the Staff Report as the Comments of the Commission and will transmit a copy of the Staff Report to the Secretary of the Board of Zoning Adjustment and the Applicant
- d) Application for a Type III Certificate of Appropriateness (CA3-16-504) for a variance to allow an independent driveway not connected to the public street at **372 Atlanta Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Shona Griffin
4000 Ferry Heights Dr.
Staff Recommendation: Defer to the December 14, 2016 Commission meeting.
Commission Voted: Deferred to the December 14, 2016 Commission meeting.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-473) for a revision of plans and a rear porch addition at **1024 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Terica Kindred
1024 Allene Ave.
Deferred on November 9, 2016
Staff Recommendation: Defer to the December 14, 2016 Commission meeting.
Commission Voted: Deferred to the December 14, 2016 Commission meeting.
- f) Application for a Review and Comment (RC-16-516) on Z-16-066 regarding a text amendment to the **PD-MU (Planned Development- Mixed Use) zoning category.** Properties are zoned PD-MU.
Applicant: City of Atlanta Office of Zoning and Development
55 Trinity Avenue, SW, Suite 3350
Staff Recommendation: Adopt the Staff Report as the Comments of the Commission and transmit a copy of the Staff Report to the Secretary of the Zoning Review Board.
Commission Voted: The Commission adopted the Staff Report as the Comments of the Commission and will transmit a copy of the Staff Report to the Secretary of the Board of Zoning Adjustment and the Applicant

- g) Application for a Review and Comment (RC-16-517) on Z-16-067 regarding a text amendment to the **I-1 (Light Industrial) zoning category**. Properties are zoned I-1.
Applicant: City of Atlanta Office of Zoning and Development
55 Trinity Avenue, SW, Suite 3350
Staff Recommendation: Adopt the Staff Report as the Comments of the Commission and transmit a copy of the Staff Report to the Secretary of the Zoning Review Board.
Commission Voted: The Commission adopted the Staff Report as the Comments of the Commission and will transmit a copy of the Staff Report to the Secretary of the Board of Zoning Adjustment and the Applicant
- h) Application for a Review and Comment (RC-16-518) on Z-16-068 regarding a text amendment to the **C-2 (Commercial Service), I-1 (Light Industrial), and I-2 (Heavy Industrial) zoning categories**. Properties are zoned C-2, I-1, and I-2.
Applicant: City of Atlanta Office of Zoning and Development
55 Trinity Avenue, SW, Suite 3350
Staff Recommendation: Adopt the Staff Report as the Comments of the Commission and transmit a copy of the Staff Report to the Secretary of the Zoning Review Board.
Commission Voted: The Commission adopted the Staff Report as the Comments of the Commission and will transmit a copy of the Staff Report to the Secretary of the Board of Zoning Adjustment and the Applicant
- i) Application for a Review and Comment (RC-16-519) on Z-16-069 regarding a text amendment to **various zoning categories related to music recording studios**. Properties are zoned variously.
Applicant: City of Atlanta Office of Zoning and Development
55 Trinity Avenue, SW, Suite 3350
Staff Recommendation: Adopt the Staff Report as the Comments of the Commission and transmit a copy of the Staff Report to the Secretary of the Zoning Review Board.
Commission Voted: The Commission adopted the Staff Report as the Comments of the Commission and will transmit a copy of the Staff Report to the Secretary of the Board of Zoning Adjustment and the Applicant
- j) 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
Deferred on November 9, 2016
Staff Recommendation: Defer until the December 14, 2016 Commission meeting.
Commission Voted: Deferred to the December 14, 2016 Commission meeting.

Items requiring discussion:

- a) Application for a Review and Comment (RC-16-494) for site work at **430 Lakeshore Dr. (Lake Claire Park)**. Property is zoned R-4.
Applicant: Kissberg Parker Fry JV
6575 Peachtree Ind. Blvd.
Staff Recommendation: Confirm delivery of Commission comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-16-496) for alterations and additions to an accessory structure at **1655 South Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District.
Applicant: Alice Johnson Design
1403 Emory Rd.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- c) Application for a Review and Comment (RC-16-499) for site work at **800 Cherokee Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Breedlove Land Planning, Inc.
15 Simpson St.
Staff Recommendation: Confirm delivery of Commission comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- d) Application for a Review and Comment (RC-16-500) for demolition and new construction at **800 Cherokee Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Breedlove Land Planning, Inc.
15 Simpson St.
Staff Recommendation: Confirm delivery of Commission comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- f) Application for a Type III Certificate of Appropriateness (CA3-16-501) for alterations, window replacement, and a rear addition at **125 Pearl St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.

- g) Application for a Type II Certificate of Appropriateness (CA2-16-506) for site work and a rear deck at **770 Lexington Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Chris De Lastic
143 Berean Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- h) Application for a Type III Certificate of Appropriateness (CA3-16-507) for a new multi-family and townhome development at **0 & 393 Joiner St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Brian Ehram
2474 North Winds Pkwy, Ste. 600
Staff Recommendation: Defer until the December 14, 2016 Commission meeting.
Commission Voted: Deferred to the December 14, 2016 Commission meeting.
- i) Application for Review and Comment (RC-16-530) for new batting cages at **929 Charles Allen Drive (Grady High School)** – Property is zoned R-5 / Beltline.
Applicant: Grady Baseball Association
929 Charles Allen Drive
Staff Recommendation: Confirm delivery of Commission comments at the meeting.
Commission Voted:

Cases deferred from previous meetings:

- j) Application for a Type III Certificate of Appropriateness (CA3-16-497) for a variance to increase the left side yard setback from a maximum of 0' (required) to 7' (proposed); and to increase the right side yard setback from a maximum of 8' (required) to 33' (proposed) (CA3-16-417) for alterations and an addition at **262 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Jordan Williams
914 Howell Mill Rd
Deferred on October 26, 2016
Staff Recommendation CA3-16-497: Approve.
Commission Voted: Approved.
Staff Recommendation CA3-16-417: Approve.
Commission Voted: Approved.
- k) Application for a Type III Certificate of Appropriateness (CA3-16-485) for a front porch enclosure / addition at **556 Moreland Ave.** Property is zoned RG-3-C / Inman Park Historic District (Subarea 1).
Applicant: Michael Laudette
2687 McCollum Pkwy., Ste. F, Kennesaw
Deferred on November 9, 2016
Staff Recommendation: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Deferred to the January 11, 2017 Commission meeting.

- l) Application for a Type III Certificate of Appropriateness (CA3-16-481) for Building A, a variance to reduce the front yard setback from 94' (existing) to 88' (proposed), and to reduce the side yard setback from 114' (existing) to 38' (proposed); for Building C, a variance to allow parking between the principal building and the public street; for Building D, a variance to reduce the rear yard setback from 21.1' (existing) to 14' (proposed), to reduce the east side yard setback from 42.6' (existing) to 17.5' (proposed), and to reduce the special (south) yard setback from 10.8' (required) to 6.7' (proposed); and (CA3-16-480) for alterations, additions, and new construction at **1192 & 1228 (aka 1200) Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District.

Applicant: Minerva USA, LLC.

2292 Henderson Mill Rd.

Deferred on November 9, 2016

Staff Recommendation CA3-16-481: Approve.

Commission Voted: Approved

Staff Recommendation CA3-16-480: Approve with conditions.

Commission Voted: Approved with revised conditions.

5. Other Business

6. Adjournment – **5:46 PM**