



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
December 14, 2016 at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor

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

Consent agenda:

- a) Application for a Type III Certificate of Appropriateness (CA3-16-509) for a new accessory structure at **678 Lexington Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Alyssa Stafford
978 Lexington Ave.
Staff Recommendation: Approve.
Commission Voted: Approved.
- b) Application for a Type II Certificate of Appropriateness (CA2-16-523) for alterations and window replacement at **735 Brookline St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Michael Pondiscio
735 Brookline St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- c) Application for a Type II Certificate of Appropriateness (CA2-16-534) for alterations at **381 Kendrick Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- d) Application for a Type III Certificate of Appropriateness (CA3-16-535) for partial demolition and rebuilding, and alterations at **528 Irwin St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline
Applicant: Angela Lin
528 Irwin St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-16-537) for alterations, additions, and site work at **1272 Fairview Rd.** Property is zoned Druid Hills Landmark District
Applicant: Karen Soorikian
659 Auburn Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- f) Application for a Type II Certificate of Appropriateness (CA2-16-539) for alterations and additions at **1006 Lawton Ave.** Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Juan A. Banos
2327 Demeyer St., New York
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-16-540) for alterations and partial demolition/addition at **756 Bonnie Brae Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Serge Charles
756 Bonnie Brae Ave.
Staff Recommendation: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Deferred to the January 11, 2017 Commission meeting.
- h) Application for a Type III Certificate of Appropriateness (CA3-16-433) for an addition an accessory structure, and site work at **636 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Ian S. Tolbert
636 Atwood St.
Deferred on October 26, 2016
Staff Recommendation: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Deferred to the January 11, 2017 Commission meeting.

- i) Application for a Type III Certificates of Appropriateness (CA3-16-504) for a variance to allow an independent driveway not connected to the public street; and (CA3-16-438) for a special exception to allow a 6' high privacy fence/wall in the half depth front yard where otherwise a 4' high fence is permitted at **372 Atlanta Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Shona Griffin
4000 Ferry Heights Drive
Deferred on October 12, 2016
Staff Recommendation CA3-16-504: Approve
Commission Voted: Approved.
Staff Recommendation CA3-16-438: Approve.
Commission Voted: Approved.
- j) 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
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.

Items requiring discussion:

- a) Application for a Type II Certificate of Appropriateness (CA2-16-511) for window replacement and a revision to plans at **943 White St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Mario McMichael
681 Mt. Zion Rd. J-2, Jonesboro
Staff Recommendation: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Approved with conditions.
- b) Application for a Type II Certificate of Appropriateness (CA2-16-515) for alterations and site work at **805 Joseph E Lowery Blvd.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Mario Mcmichael
681 Mt. Zion Rd. J-2, Jonesboro
Staff Recommendation: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Deferred to the January 11, 2017 Commission meeting.
- c) Application for a Type II Certificate of Appropriateness (CA2-16-520) for alterations at **2696 Baker Ridge Dr.** Property is zoned R-4 / Collier Heights Historic District.
Applicant: John E. Swiney
1426 Golf Link Dr.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- d) Application for a Type III Certificate of Appropriateness (CA3-16-526) for alterations and additions at **1444 Fairview Rd.** Property is zoned Druid Hills Landmark District
Applicant: Chris Hamilton
1095 Zonolite Rd.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- e) Application for a Type II Certificate of Appropriateness (CA2-16-527) for alterations and site work at **716 Elbert St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jason Mcmillian
230 Nacoochee Dr., Woodstock,
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- f) Application for a Review and Comment (RC-16-529) for alterations and site work at **1063 North Highland Ave.** Property is zoned R-4.
Applicant: Thomas Little
675 Ponce De Leon Ave.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-16-532) for variance to reduce the left side yard setback from 25 ft. (required) to 19.5 ft. (proposed) and to reduce the right side yard setback from 25 ft. (required) to 10.9 ft (proposed); and (CA3-16-531) for alterations, additions, and site work at **808 Lullwater Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Anthony Rueden
4905 Whispering Pines Way, Cumming
Staff Recommendation CA3-16-532: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Left side yard variance Denied; Right side yard variance Approved.
Staff Recommendation CA3-16-531: Defer to the January 11, 2017 Commission meeting.
Commission Voted: Approved with revised conditions.
- h) Application for a Type III Certificate of Appropriateness (CA3-16-538) for variance to allow a 6' high privacy fence/wall in the half-depth front yard; a variance to allow a fence higher than 4' in the front yard, and a variance to allow a driveway that does not extend 20' past the front façade of the structure at **906 Beecher St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Mario McMichael
681 Mt. Zion Rd. J-2, Jonesboro
Staff Recommendation: Deny.
Commission Voted: Denied.

- i) Application for a Review and Comment (RC-16-546) for alterations at **119 Brighton Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Renee Valgoi
119 Brighton Rd.
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: The Commission will send a letter with comments to the Applicant.
- j) Application for a Review and Comment (RC-16-547) on V-16-314 for a variance to reduce the front yard setback from 35 feet (required) to 28 feet (proposed) at **24 Wakefield Dr.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Barbara Hunt
24 Wakefield Dr.
Staff Recommendation: Send a letter with comments to the Secretary of the Board of Zoning Adjustment and the Applicant.
Commission Voted: The Commission will send a letter with comments to the Secretary of the Board of Zoning Adjustment and the Applicant.

Deferred Cases

- k) 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: Approve with conditions.
Commission Voted: Approved with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-16-408) for a variance to allow an increase in building height from a maximum of 52'(allowed) to 76' (proposed); and (CA3-16-409) for a new mixed use development at **670-690 DeKalb Ave.** Property is zoned I-2/Inman Park Historic District.
Applicant: Sharon Gay
303 Peachtree St.
Deferred on November 9, 2016
Staff Recommendation CA3-16-408: Approve.
Commission Voted: Approved.
Staff Recommendation CA3-16-409: Approve with conditions.
Commission Voted: Approved with conditions.

- m) 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: Approve with conditions.

Commission Voted: Approved with conditions.

5. Other Business:

- 2017 meeting calendar approved.
- 2017 Officers: Garfield Peart, Chair; Fredalyn Frasier, Vice-Chair.

6. Adjournment – **7:00 PM**