



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

OFFICE OF DESIGN

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
June 28, 2017
Atlanta City Hall Council Chambers, Second Floor

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 (CA3-17-267) for a variance to reduce the front yard setback from a minimum of 127' (required) to 22' (proposed) for a front porch addition at **560 Robinson Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Marion D Wheeler
560 Robinson Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-17-212) for alterations, and a second story front gable addition at **1085 White Oak Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Victor Barahona
413 Central Line, Stockbridge
Deferred on May 24, 2017
Staff Recommendation: Defer to the July 12, 2017 Commission meeting.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.

- c) Application for a Type III Certificate of Appropriateness (CA3-17-277) for a variance to increase the lot coverage from 45% (maximum) to 55.4% (proposed) and application for a Type II Certificate of Appropriateness (CA2-17-276) for site work at **1410 Ponce De Leon Ave NE**. Property is zoned Druid Hills Landmark District.
Applicant: John Gerondelis
3565 Piedmont Rd
Staff Recommendation CA3-17-277: Approve
Commission Voted: Approved.
Staff Recommendation CA3-17-276: Approve
Commission Voted: Approved.
- d) Application for a Review and Comment (RC-17-280) for alterations and site work at **59 Huntington Road, NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Gary Mech
57 Huntington Rd
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as the Comments of the Commission.
- e) Application for a Review and Comment (RC-17-281) for site work at **63 Huntington Road, NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Kimberley Wilson
63Huntington Road
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as the Comments of the Commission.
- f) Application for a Type III Certificate of Compliance (CA3-17-284) for a screened porch addition and alterations at **1244 North Ave NE**. Property is zoned SPI-7 (Subarea 2AC)
Applicant: Ute Banse
1077 Alta Avenue
Staff Recommendation: Defer to the July 12, 2017 Commission meeting at the Applicant's request.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-17-286) for an addition and alterations at **345 Oakland Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Margaret Barreto
345 Oakland Avenue
Staff Recommendation: Defer to the July 12, 2017 Commission meeting at the Applicant's request.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- h) Application for Review and Comment (RC-17-312) for alterations at **21 Brighton Rd**. Property is zoned R-4A/Brookwood Hills Conservation District.
Applicant: Chuck Brownlow
1654 Roswell Rd.
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as the Comments of the Commission.

- i) Application for a Type III Certificate of Appropriateness (CA3-17-008) for a new single family residence at **1056 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jeffrey Faulkner
256 Ponce De Leon Ave.
Deferred on June 14, 2017
Staff Recommendation: Defer to the July 12, 2017 Commission meeting.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- j) Application for a Type III Certificate of Appropriateness (CA3-17-170) for a variance to allow a new single family home facing Lynwood Ave. on a double frontage lot, to have parking and a garage between the principal structure and the street, and to increase the front yard setback from 22' (required) to 91' (proposed); and, (CA3-17-169) for a new single family home at **0 Ormewood Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Michael Dryden
398 Grant Park Pl.
Deferred on June 14, 2017
Staff Recommendation CA3-17-169: Approve.
Commission Voted: Approved.
Staff Recommendation CA3-17-170: Approve with conditions.
Commission Voted: Approved with conditions.
- k) Application for a Type III Certificate of Appropriateness (CA3-17-204) for a new single family residence at **938 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline
Applicant: Jeffrey Faulkner
265 Ponce De Leon Ave.
Deferred on June 14, 2017
Staff Recommendation: Defer to the July 12, 2017 Commission meeting.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- l) Application for a Type III Certificate of Appropriateness (CA3-17-254) for a variance to allow a reduction in the east side yard setback from 27' (required) to 1' 6" (proposed), and to allow an increase in the west side yard setback from 0' (required) to 32.26' (proposed) for an accessory structure at **745 Wylie St Se.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline
Applicant: Kacie Stephen Kerkhof
745 Wylie St.
Deferred on June 14, 2017
Staff Recommendation: Defer to the July 12, 2017 Commission meeting at the Applicant's request.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- h) Application for Review and Comment (RC-17-295) on V-17-132 for a variance to allow an increase in the maximum size of an accessory structure from 30% of the heated floor area of the principal structure (required) to 34% (proposed) at **46 Montclair Dr.** Property is zoned R-4A/Brookwood Hills Conservation District.
Applicant: Cooper Pierce
400 Plasters Ave. STE 225
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as the comments of the Commission.

Items requiring discussion:

Items originally scheduled for the June 14, 2017 Commission meeting:

- a) Application for a Type II Certificate of Appropriateness (CA2-17-263) for alterations and site work at **330 Edgewood Ave Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Andrew Kober
377 South Howard St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- b) Application for a Type II Certificate of Appropriateness (CA2-17-266) for alterations at **320 Sunset Ave Nw**. Property is zoned SPI-11 (Subarea 9) / Sunset Avenue Historic District.
Applicant: Elias Maus
227 Sandy Springs Pl., Sandy Springs
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

Deferred from previous meetings:

- c) Application for a Type III Certificate of Appropriateness (CA3-17-188) for alterations and an addition at **779 Tift Ave..** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Frank Iglesias
6175 Hickory Flat Hwy, Ste. 110-122, Canton
Deferred on May 24, 2017
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-224) for a porch addition at **58 Howell St. Ne.** Property is zoned Martin Luther King, Jr. Landmark District / Beltline.
Applicant: Dita Broz
58 Howell St.
Deferred on May 24, 2017
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

Items originally scheduled for the June 28, 2017 Commission meeting:

- a) Application for a Review and Comment (RC-17-257) for site work at **2125 Northside Dr Nw (Bobby Jones Golf Course)**. Property is zoned R-3
Applicant: Pete Pellegrini
1601 W. Peachtree St.
Deferred on June 14, 2017
Staff Recommendation: Confirm the delivery of 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 (CA3-17-269) for alterations and an addition at **675 Elbert St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Rodney Hill
675 Elbert Street
Staff Recommendation: Defer to the July 12, 2017 Commission meeting.
Commission Voted: Defer to the July 12, 2017 Commission meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-17-279) for a variance to reduce the right side yard setback from 3' (required) to 1' (proposed) and the rear yard setback from 3' (required) to 1' (proposed) for a new accessory structure at **1131 St Louis PI NE**. Property is zoned R-4/Atkins Park Historic District.
Applicant: Paul R. Kinzie
1131 St. Louis Place
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-283) for Special Exception for a change in conditions to allow covered outdoor dining within 100' of a residence and (CA3-17-282) for roof top additions and alterations at **199 Walker St SW**. Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: James Hamelburg
199 Walker Street
Staff Recommendation: Defer to the July 12, 2017 Commission meeting.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- e) Application for a Review and Comment (RC-17-288) for new construction, alterations, and site work at **232 Parkdale Way (Brookwood Hills Pool)**. Property is zoned R-4A/Brookwood Hills Conservation District.
Applicant: Todd Fuller
3445 Peachtree Road
Staff Recommendation: Confirm the delivery of 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 (CA3-17-289) for an addition and alterations at **1124 Oakland Dr Sw**. Property is zoned R-4/Oakland City Historic District
Applicant: Pura Vida Flip, LLC
701 Highland Avenue
Staff Recommendation: Approve with conditions.
Commission Voted: Deferred to the July 12, 2017 Commission meeting.
- g) Application for Review and Comment (RC-17-291) for site work at **137 Brighton Road**. Property zoned R-4A/Brookwood Hills Conservation District.
Applicant: Tianchi You
1125 Old Ellis Road
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: the Commission will send a letter with comments to the Applicant.

Cases deferred from previous meetings:

- h) Application for a Type III Certificate of Appropriateness (CA3-17-261) for alterations and a rear addition at **861 Beecher St Sw**. Property is zoned R-4A / West End Historic District / Beltline.

Applicant: Metro Atlanta Permits
3094 Brook Dr.

Deferred on June 14, 2017

Staff Recommendation: Approve with conditions.

Commission Voted: Approved with conditions.

- i) Application for a Type III Certificate of Appropriateness (CA3-17-233) for a second story addition to an existing accessory structure at **1486 Fairview Rd Ne**. Property is zoned Druid Hills Landmark District.

Applicant: Paul M. Cheeks
949 N. Ormewood Park Dr.

Deferred on June 14, 2017

Staff Recommendation: Defer to the July 12, 2017 Commission meeting.

Commission Voted: Deferred to the July 12, 2017 Commission meeting.

5. Other Business

- Rules of Procedure

6. Adjournment – **6:20 PM**