



## CITY OF ATLANTA

**KASIM REED**  
**MAYOR**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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**TIM KEANE**  
**Commissioner**

Office of Design

### **AUDC MINUTES** **March 8, 2017**

A regular schedule meeting of the Atlanta Urban Design Commission was held on Wednesday, March 8, 2017 beginning at 4:12 pm in Council Chambers, Atlanta City Hall. Mr. Garfield Peart, Chair, presided.

Members present:

Mr. Garfield Peart, Chair  
Ms. Fredalyn Frasier, Vice-Chair  
Ms. Julie Brow  
Mr. Johnny Edwards  
Mr. Robert Reed  
Mr. Andrew Kohr  
Ms. Julie Sellers

Staff present:

Mr. Doug Young, Secretary  
Mr. Matthew Adams  
Mr. Mario Gant

Visitors present included:

Ms. Thea Johnson	Ms. Dianne Barfield	Ms. Cynthia Taxue
Ms. Jessica Hill	Mr. Michael Nualla	Mr. Dennis Adams
Mr. ron Dickerson	Mr. Adam Stillman	Ms. Kathi Woodcock
Mr. Close Tanel	Ms. Allison Suazo	Ms. Jeannie Mills
Ms. Sara Brown	Mr. Jay Wozniack	Ms. Monica Woods
Mr. Brian Culpepper	Mr. Terry Jackson	Mr. Michael Dryden
Ms. Melanie Vargas	Mr. Burt Peters	Mr. Paul Simo
Ms. Nina Gentry	Mr. John Gilbert	Mr. Evan Sheward
Mr. Jerry Davis	Mr. Darren Summerhill	Mr. Kim Rosetta
Mr. paul turner	Mr. Timmy Green	Mr. Steve Kelemencky
Mr. Collin Bentley	Mr. Walt Ray	Mr. Mark Hall
Mr. Patrick Chopson	Ms. Barbara Antonodos	Mr. Bruce Miller
Mr. Doug Dillard	Mr. Woody Miller	

Ms. Fredalyn Frasier made the motion to approve the agenda. The Commission voted in favor unanimously. Then, Mr. Johnny Edwards made the motion to approve the minutes from the meeting of January 25, 2017. The Commission voted in favor unanimously.

## CONSENT PORTION

### Cases originally scheduled for the February 22, 2017 public hearing:

- a) Application for a Type III Certificate of Appropriateness (CA3-17-025) for a subdivision of one (1) lot into four (4) lots at **200 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)  
Applicant: James R Greeg  
1469 Hwy 20 West, Mcdonough  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
  
- b) Application for a Type III Certificate of Appropriateness (CA3-17-030) to allow the property to be used as a bed and breakfast at **102 Howell St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Ute Banse  
1077 Alta Ave.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
  
- c) Application for a Type II Certificate of Appropriateness (CA2-17-034) for alterations and site work at **519 Memorial Dr.** Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 2).  
Applicant: Cindy Silver  
3660 Cedarcrest Rd, Acworth  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
  
- d) Application for a Type III Certificate of Appropriateness (CA3-17-038) for an addition at **647 Atlanta Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Michael Nualla  
130 Dearborn St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  
- e) Application for a Type III Certificate of Appropriateness (CA3-17-040) for a variance to allow a surface parking area with no pervious surface; and a special exception to allow a reduction in on-site off-street parking from 84 spaces (required) to 64 spaces (proposed); and (CA3-17-042) for a new multi-unit commercial development at **700 Memorial Dr.** Property is zoned Cabbagetown Landmark District (Subarea 5) / Beltline.  
Applicant: Gamble & Gamble Architects  
935 Myrtle St.  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting at the Applicant's request.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**

- f) Application for a Type II Certificate of Appropriateness (CA2-16-551) for new signage at **264 Peters St.** Property is Castleberry Hills Landmark District (Subarea 1)  
Applicant: Azeb Balto  
266 Peters St.  
Deferred on February 8, 2017  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
- g) Application for a Type III Certificate of Appropriateness (CA3-17-043) for a variance to reduce the half-depth front yard setback from 24' (required based on the contributing structure at 684 Bryan St.) to 8' 5" (proposed); and, (CA3-17-002) for a rear porch addition at **380 Cameron St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Sean Schwab  
380 Cameron St.  
Deferred on February 8, 2017  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**

**Cases scheduled for the March 8, 2017 public hearing:**

- a) Application for a Type III Certificate of Appropriateness (CA3-17-052) for a special use permit to allow an office use at **1226 Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District.  
Applicant: Greener Gables 1226 LLC.  
1230 Peachtree Rd., Ste 1200  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- b) Application for a Type II Certificate of Appropriateness (CA2-17-058) for alterations at **519 Cherokee Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Celso Paez  
523 Cherokee Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- c) Application for a Type III Certificate of Appropriateness (CA3-17-061) for alterations and an addition at **80 Spruce St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**

- d) Application for a Type III Certificate of Appropriateness (CA3-17-062) to subdivide one (1) lot into two (2) lots; and (CA3-17-063) for a new single family home facing Robinson Ave. at **665 Home Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Piedmont Ridge Builders  
665 Home Ave.  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
- e) Application for a Type III Certificate of Appropriateness (CA3-17-069) to subdivide one (1) lot into three (3) lots at **783 Lynwood St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Nina Gentry  
992en Ave.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
- f) Application for a Type III Certificate of Appropriateness (CA3-17-073) for alterations and a rear porch addition at **176 Elizabeth St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline  
Applicant: Elbert R Martin  
176 Elizabeth St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Type III Certificate of Appropriateness (CA3-17-076) for a variance to reduce the rear yard setback from 7' (required) to 3.3' (proposed); and (CA3-17-078) for a second story addition at **453 Waldo St.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: John Sitton  
662 Rosalia Street Se  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting at the Applicant's request.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
- h) Application for a Type III Certificate of Appropriateness (CA3-17-079) for a subdivision of one (1) lot into three (3) lots at **985 Howell Pl.** Property is zoned R-4A/West End Historic District  
Applicant: Terica Kindred  
2020 Howell Mill  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**

**ITEMS REQUIRING DISCUSSION:**

**Cases originally scheduled for the February 22, 2017 public hearing:**

- a) Application for a Type III Certificate of Appropriateness (CA3-17-032) for a new single family home at **388 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Eci Assets, LLC  
1081 Sanders Ave.  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
  
- b) Application for a Type III Certificate of Appropriateness (CA3-17-033) for a new single family home at **498 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Gateway Construction Company, LLC  
3645 Market Place Boulevard  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
  
- c) Application for a Type III Certificate of Appropriateness (CA3-17-035) for a new single family home at **502 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Gateway Construction Company, LLC  
3645 Market Place Boulevard  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
  
- d) Application for a Type III Certificate of Appropriateness (CA3-17-019) for alterations and a front porch addition at **138 Powell St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Margaret Kalvelage  
138 Powell St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  
- e) Application for a Type III Certificate of Appropriateness (CA3-17-023) for a variance to allow a roof pitch which does not meet the District regulations; and (CA3-17-024) for a second story addition at **534 Robinson Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Michael Dryden  
398 Grant Park Pl.  
**Staff Recommendation (CA3-17-023): Deny.**  
**Commission Voted: Approved.**  
**Staff Recommendation (CA3-17-024): Approve with conditions.**  
**Commission Voted: Approved with revised conditions.**

- f) Application for a Type III Certificate of Appropriateness (CA3-17-026) for a rear addition at **795 Lake Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Woody Miller  
PO Box 190422  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Type III Certificate of Appropriateness (CA3-17-027) for a rear screened porch addition at **733 Lullwater Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Home Forge Remodeling LLC.  
111 New St., Ste. A, Decatur  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved.**
- h) Application for a Type II Certificate of Appropriateness (CA2-17-037) for alterations at **651 Mcdonald St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Earl Jackson  
3094 Brook Dr., Decatur  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
- i) Application for a Type III Certificate of Appropriateness (CA3-17-039) for an addition at **456 Robinson Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Evan Sheward  
456 Robinson Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- j) Application for a Type III Certificate of Appropriateness (CA3-17-041) for reconstruction of a single family home at **574 Holderness St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Mark Hall  
5590 Oakdale Road, Suite 100, Mableton  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
- k) Application for a Type III Certificate of Appropriateness (CA3-17-050) for alterations, dormer additions, and site work at **1296 Fairview Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Wright Marshall  
1991 Rockledge Road  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- l) Application for Review and Comment (RC-17-056) for site work and new park facilities at **310 Vine St. (Rodney Cook, Sr. Park at Historic Vine City)** Property is zoned SPI-11 (Subarea 7)  
Applicant: Todd Hill, Department of Watershed Management  
72 Marietta Street  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**

#### Deferred Cases

- m) Application for a Type III Certificate of Appropriateness (CA3-17-049) for a variance from the requirement that principal structures contain a front porch, and to reduce the front yard setback from 43' (required based on the existing structure) to 35' (proposed); and, (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 February 8, 2017  
**Staff Recommendation (CA3-17-049): Deny.**  
**Commission Voted: Denied.**  
**Staff Recommendation (CA3-17-485): Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- n) Application for a Type III Certificate of Appropriateness (CA3-16-540) for alterations and additions at **756 Bonnie Brae Ave.** Property is zoned R-4A/Adair Park Historic District (Subarea 1)  
Applicant: Serge Charles  
756 Bonnie Brae Ave.  
Deferred on February 8, 2017  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- o) Application for a Type III Certificate of Appropriateness (CA3-16-562) for a new single family residence at **686 Elbert St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Jeffrey Faulkner  
265 Ponce De Leon Ave.  
Deferred on February 8, 2017  
**Staff Recommendation: Defer to the March 22, 2017 Commission meeting.**  
**Commission Voted: Deferred to the March 22, 2017 Commission meeting.**
- p) Application for a Type III Certificate of Appropriateness (CA3-16-573) for a variance to allow a reduction in the rear yard setback from 3' (required) to 2' (proposed) for a new accessory structure at **831 Lake Ave.** Property is zoned R-5/Inman Park Historic District (Subarea 1)  
Applicant: Terry D Jackson  
831 Lake Avenue  
Deferred on February 8, 2017  
**Staff Recommendation: Deny.**  
**Commission Voted: Deferred to the April 12, 2017 Commission meeting.**

**Cases scheduled for the March 8, 2017 public hearing:**

- a) Application for a Type III Certificate of Appropriateness (CA3-17-048) for a variance to allow a 6' high privacy fence/wall where otherwise a 4' high fence is permitted at **1314 Lucile Ave.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Thia Johnson  
6809 Island Point Dr., Buford  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- b) Application for a Type II Certificate of Appropriateness (CA2-17-057) for site work at **821 Piedmont Avenue (Nicolson House LBS)** - Property is zoned SPI-17 / LBS (Landmark Building or Site).  
Applicant: Craig Kuglar  
821 Piedmont Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- c) Application for a Type III Certificate of Appropriateness (CA3-17-071) for a variance to reduce the front yard setback from 14' 6" (required) to 9' 3", and to allow a deck visible from the public right of way; and, (CA3-17-070) for a front porch/stoop addition at **898 Mayland Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Nina E. Gentry  
992 Eden Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- d) Application for a Type II Certificate of Appropriateness (CA2-17-072) for alterations and window replacement at **1227 Oak St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Paul Turner  
2908 Blossom  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- e) Application for a Type III Certificate of Appropriateness (CA3-17-074) for a variance to allow a reduction in the rear yard setback from 3' (required) to 0' (proposed) for an accessory structure at **1120 St Augustine Pl.** Property is zoned R-4/Atkins Park Historic District  
Applicant: Allison Hoffman Suazo  
1315 Northview Ave.  
**Staff Recommendation: Deny.**  
**Commission Voted: Approved.**



- f) Application for a Type II Certificate of Appropriateness (CA2-17-077) for new signage at **379 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)  
Applicant: Burt Peters  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Type III Certificate of Appropriateness (CA3-17-080) for an addition and alterations at **725 Pearce St.** Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: WH Ventures LLC.  
6175 Hickoryflat Highway, Canton, Ga  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- h) Application for a Review and Comment (RC-17-083) for site work and new park facilities at **3780 Benjamin Ct. at Fairburn Rd. and Benjamin E Mays Dr. (The Doctors Memorial Park).** Property is zoned RG-2.  
Applicant: City of Atlanta Office of Park Design  
266 Peachtree St.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**
- i) Application for a Review and Comment (RC-17-084) for site work, new park facilities, and an installation of public art at **0 Joseph E Boone Blvd. at Joseph E. boone Blvd. and West Lake Dr. (Boone and Westlake Park).** Property is zoned R-4.  
Applicant: City of Atlanta Office of Park Design  
266 Peachtree St.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**
- j) Application for a Review and Comment (RC-17-092) on text amendment Z-17-03 to amend Part 16 Chapter 28A Sign Ordinance of the City of Atlanta by creating an overlay sign district entitled "**Arts and Entertainment District.**" Effected properties are zoned variously.  
Applicant: City of Atlanta Office of Zoning and Development  
55 Trinity Ave  
**Staff Recommendation: Send a letter with comments to the secretary of the Zoning Review Board.**  
**Commission Voted: The Commission will send a letter with comments to the Secretary of the Zoning Review Board.**

- k) Application for a Review and Comment (RC-17-093) for a special use permit (U-17-001) to allow a day care center / pre-kindergarten at **502 Seminole Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Druid Hills Preschool, Inc.  
1200 Ponce De Leon Ave.  
**Staff Recommendation: Send a letter with comments to the Secretary of the Zoning Review Board.**  
**Commission Voted: The Commission will send a letter with comments to the Secretary of the Zoning Review Board.**

#### Deferred Cases

- l) Application for a Type III Certificate of Appropriateness (CA3-17-085) for a variance to eliminate the requirement for an independent driveway connected to a public street; to allow relief from the 0' side yard setback to allow a greater setback on all property boundaries; to allow more than 10 feet without fenestration at the sidewalk level on the units abutting the railroad; and to allow more than 40 feet in height to accommodate a rooftop enclosure that does not exceed the allowable 25% of the rooftop; and, (CA3-17-086) for a subdivision/replat; and (CA3-16-507) for a new multi-family and townhome development at **0 & 393 Joiner St. (aka 306 Peters St.)** Property is zoned Castleberry Hill landmark District (Subarea 1).  
Applicant: Brian Ehram  
2475 Northwinds Pkwy., Suite 600, Alpharetta  
Deferred on February 08, 2017  
**Staff Recommendation (CA3-17-085): Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation (CA3-17-086): Approve with condition.**  
**Commission Voted: Approved with condition.**  
**Staff Recommendation (CA3-16-507): Approve with conditions.**  
**Commission Voted: Approved with revised conditions.**

5. Other Business

6. Adjournment