



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TIM KEANE
Commissioner

Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
March 08, 2017 at 4:00 pm
Atlanta City Hall Council Chambers, Second Floor

**This is a proposed agenda and is subject to change at any point up to and at the public meeting.*

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

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.
- 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.
- c) 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.

- d) 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.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) 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.

- j) 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.

Cases scheduled for the March 8, 2017 public hearing:

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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.

- f) 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.
- g) 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.

ITEMS REQUIRING DISCUSSION:

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

- a) 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.
- b) 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.
Staff Recommendation (CA3-17-024): Approve with conditions.
- c) 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.
- d) 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.

- k) 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.
- e) 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.
- f) 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.
- g) 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.
- h) 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.

Deferred Cases

- i) 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.
Staff Recommendation (CA3-17-485): Approve with conditions.

- j) 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.
- k) 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.
- l) 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.

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.
- b) 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.
- c) 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.

- d) 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.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) 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.

- k) 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.
- l) 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.

Deferred Cases

- m) 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.
Staff Recommendation (CA3-17-086): Approve with condition.
Staff Recommendation (CA3-16-507): Approve with conditions.

5. Other Business

6. Adjournment