



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
September 13, 2017 at 4:10 PM
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 (CA3-17-404) for a rear addition and dormer additions at **222 Degress Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline
Applicant: Frank Neely
1447 Peachtree Street
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- b) Application for a Type IV Certificate of Appropriateness (CA4PH-17-410) for a demolition of a single family home due to a threat to public health and safety at **989 Dimmock St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: City of Atlanta Office of Code Compliance
818 Pollard Blvd.
Staff Recommendation: Deny without prejudice.
Commission Voted: Denial without prejudice.
- c) Application for a Type II Certificate of Appropriateness (CA2-17-413) for a revision of plans at **627 Moreland Ave Ne**. Property is zoned SPI-7 (Subarea 2C).
Applicant: Andy Steele
255 East Lanier Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.

- d) Application for a Type II Certificate of Appropriateness (CA2-17-420) for replacement of a shared driveway at **804 Springdale Rd Ne**. Property is zoned Druid Hills Landmark District
Applicant: Jean Vallee
910 Athens Highway, Ste K-105, Loganville
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.
- e) Application for a Type II Certificate of Appropriateness (CA2-17-424) for replacement of a shared driveway at **812 Springdale Rd Ne**. Property is zoned Druid Hills Landmark District
Applicant: Jean Vallee
910 Athens Highway, Ste K-105, Loganville
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.
- f) Application for a Review and Comment (RC-17-437) for a revision of plans at **70 Brighton Rd**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Wright Marshall
70 Brighton Rd.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The Commission adopted the Staff Report as their comments and will send a copy to the Applicant.
- g) Application for a Type III Certificate of Appropriateness (CA3-17-376) for construction of a new two family home at **670 Robinson Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Kelly Givens
3027 St. Annes Ln.
Deferred on August 23, 2017
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.
- h) Application for a Type II Certificate of Appropriateness (CA2-17-367) for alterations and site work at **668 Lawton St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Oscar Gonzalez
1310 Cornerstone Pl.
Deferred on August 23, 2017
Staff Recommendation: Defer to the September 27, 2017 Commission meeting.
Commission Voted: Deferred to the September 27, 2017 Commission meeting.
- i) Application for a Type II Certificate of Appropriateness (CA2-17-335) for window replacement at **233 Chalmers Dr**. Property is zoned R-3 / Collier Heights Historic District
Applicant: Deirdre Jordan Mayi
233 Chalmers Dr.
Deferred on August 23, 2017
Staff Recommendation: Defer to the September 27, 2017 Commission meeting.
Commission Voted: Deferred to the September 27, 2017 Commission meeting.

- j) Application for a Type III Certificate of Appropriateness (CA3-17-329) for alterations, an addition, and site work at **1081 Metropolitan Pkwy Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Clinton Green
636 North Ave., #1314, Jonesboro
Deferred on August 23, 2017
Staff Recommendation: Defer to the September 27, 2017 Commission meeting.
Commission Voted: Deferred to the September 27, 2017 Commission meeting.

Items requiring discussion:

- a) Application for a Review and Comment (RC-17-398) for Demolition of a single family residence on City owned property at **2177 Armand Rd Ne**. Property is zoned R-4.
Applicant: Edwards Engineering Consultants
4290 Weston Drive
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 Review and Comment (RC-17-411) for site work related to a new Zoo Atlanta entry plaza at **800 Cherokee Ave Se (ZOO Atlanta)**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Alan Wieczynski
15 Simpson St.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- c) Application for a Type II Certificate of Appropriateness (CA2-17-387) for alterations and site work at **1113 Metropolitan Pkwy Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Eric Hodge
576 Lee Street
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-391) for alterations and a second story addition at **455 Loomis Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Innocent Nwachukwu
2550 Sandy Plains Rd. Ste. 225-125, Marietta
Staff Recommendation: Defer to the September 27, 2017 Commission meeting.
Commission Voted: Deferred to the September 27, 2017 Commission meeting.
- e) Application for a Type III Certificate of Appropriateness (CA3-17-396) for alterations, additions, and site work at **221 Haralson Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Linda Chmar
921 Amsterdam Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.

- f) Application for a Type III Certificate of Appropriateness (CA3-17-405) for alterations, an addition, and site work at **1108 Mathews St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Herman Favors II
1108 Mathews Street
Staff Recommendation: Defer to the September 27, 2017 Commission meeting.
Commission Voted: Deferred to the September 27, 2017 Commission meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-17-412) for alterations, additions, and site work at **695 North Ave (Excelsior Mill LBS)**. Property is zoned MRC-3-C / Beltline / LBS.
Applicant: Nicole Seekely
621 North Avenue
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.
- h) Application for a Type II Certificate of Appropriateness (CA2-17-414) for front porch alterations at **626 Boulevard Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Latrice Thomas
324 Belmont Dr., Alpharetta
Staff Recommendation: Approve with conditions.
Commission Voted: Approval with conditions.
- i) Application for a Type III Certificate of Appropriateness (CA3-17-416) for a variance to reduce the Montreat Ave. front yard setback from 15.2' (required) to 10.5' (proposed), and to allow garage doors on the Montreat Ave. facade where otherwise Prohibited, and to allow a 6' high privacy fence/wall in the Montreat Ave. half-depth front yard where otherwise a 4' high fence is permitted; and, (CA3-17-415) for alterations, additions, and site work at **939 Hall St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Urban South Development, Llc, C/O Chad Wingate
621 Kennesaw Ave.
Staff Recommendation CA3-17-416: Deny.
Commission Voted: Denial.
Staff Recommendation CA3-17-415: Defer to the September 27, 2017 Commission meeting.
Commission Voted: Deferred to the September 27, 2017 Commission meeting.

Cases deferred from previous meetings:

- j) 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 a reduction in the on-site parking spaces from 17 spaces (required for the proposed total interior square footage) to zero (0) spaces provided; 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 St.

Deferred on August 23, 2017

Staff Recommendation: Approve with conditions.

Commission Voted: Deferred to the September 27, 2017 Commission meeting.

- k) Application for a Type III Certificate of Appropriateness (CA3-17-308) for additions and alterations at **2657 Oldknow Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.

Applicant: Maricela Valencia
2657 Oldknow Dr.

Deferred on August 23, 2017

Staff Recommendation: Defer to the September 27, 2017 Commission meeting.

Commission Voted: Deferred to the September 27, 2017 Commission meeting.

5. Other Business

6. Adjournment