



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

Tim Keane
Commissioner

Office of Design

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
April 26, 2017 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:
 - a) N-17-095 / (D-17-095) Nomination of a portion of **1800 (aka 1824) Piedmont Avenue, NE** to a Landmark Building / Site (LBS) designation to be known as the **Rock Spring Presbyterian Church Landmark Building / Site (LBS)**. The property is zoned R-4 / Beltline Zoning Overlay, Land Lots 50, 56, & 57, 17th District, Fulton County, Georgia, NPU F, Council District 6.
At the request of: Douglas Young – City of Atlanta - Office of Design
55 Trinity Ave., Ste. 3350
Staff recommendation: Adopt the nomination resolution.
Commission voted: The Commission adopted the nomination resolution.

Consent Portion:

- b) 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) (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 Street, Ne
Deferred on April 12, 2017
Staff recommendation: Defer to the May 10, 2017 Commission meeting.
Commission voted: Deferred to the May, 10 2017 Commission meeting.

- c) Application for a Type III Certificate of Appropriateness (CA3-17-101) for Alterations and a dormer addition at **724 Bonnie Brae Ave.** Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Oscar Gonzalez
1310 Cornerstone Place, Tucker, Ga 30084
Deferred on April 12, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-125) for a variance to allow an accessory structure, off street parking, a driveway wider than 10 feet between the principal structure and Atlantis Ave., a 6' privacy fence/wall in the Atlantis Ave. front yard where otherwise a 4' fence is permitted, and to allow a fence design that does not meet the District regulations at **922 Austin Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Jones Pierce Architects
4000 Plasters Ave.
Deferred on April 12, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-17-174) for alterations and an addition at **128 Hurt St.** Property is zoned R-5/Inman Park Historic District (Subarea 1) / Beltline
Applicant: Place Maker Design
1000 Circle 75 Pkwy
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-17-180) for a variance to allow a reduction in the front yard setback from 9' 5" (required) to 30' (proposed) at **649 Mcdonald St.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Anthony Reuden
4905 Whispering Pines Way, Cumming
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- h) Application for a Review and Comment (RC-17-196) for Review and comment on In Rem Demolitions from the March, 2017 In Rem Meeting at **55 Trinity Ave.** Properties are zoned variously.
Applicant: Daphne Talley
818 Pollard Blvd.
Staff recommendation: Commission adopt the Staff's comments as its own.
Commission voted: The Commission adopted the Staff Report as their comments.

Items Requiring Discussion:

- a) Application for a Type III Certificate of Appropriateness (CA3-17-152) for alterations, an addition, and site work at **216 Hurt St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Dan Hanlon
2025 Tuxedo Ave.
Deferred on April 12, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-17-172) 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 94' (proposed); and, (CA3-17-168) for a new single family home at **767 Ormewood Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Michael Dryden
398 Grant Park Pl.
Staff recommendation CA3-17-172: Approve.
Staff recommendation CA3-17-168: Approve.
Commission voted: Deferred to the May 10, 2017 Commission meeting.
- c) 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.
Staff recommendation: Defer to the May 10, 2017 Commission meeting.
Commission voted: Deferred to the May 10, 2017 Commission meeting.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-181) for a variance to allow a reduction in the front yard setback from 9' 5" (required) to 28' (proposed) at **647 Mcdonald St.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Anthony Reuden
4905 Whispering Pines Way, Cumming
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-17-173) 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 93' (proposed); (CA3-17-171) for a new single family home at **771 Ormewood Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Michael Dryden
398 Grant Park Pl.
Staff recommendation CA3-17-173: Approve.
Staff recommendation CA3-17-171: Approve.
Commission voted: Deferred to the May 10, 2017 Commission meeting.
- f) Application for a Review and Comment (RC-17-164) for site work at **1206 Lena St. (Ella Mae Boyd Brayboy Park).** Property is zoned R-4 / Beltline
Applicant: City of Atlanta Department of Parks and Recreation
233 Peachtre St. Ste. 1700
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 (CA3-17-175) for a front porch addition at **560 Robinson Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline
Applicant: Gloria Wheeler
560 Robinson Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- h) Application for a Type II Certificate of Appropriateness (CA2-17-178) for alterations at **974 Oglethorpe Ave Sw.** Property is zoned R-4A/West End Historic District / Beltline.
Applicant: Jerry Davis
255 E. Lanier Ave., Fayetteville
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- i) Application for a Type III Certificate of Appropriateness (CA3-17-179) for alterations, an addition, and site work at **401 Sinclair Ave.** Property is zoned R-5/Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Stacy Robinson
920 E. Confederate Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

Cases deferred from previous meetings:

- j) 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 Ave.
Deferred on April 12, 2017
Staff recommendation: Denial.
Commission voted: Approved with conditions.

- k) Application for a Type II Certificate of Appropriateness (CA2-17-131) for alterations at **894 White St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Innocent Nwachkwu
2550 Sandy Plains Rd., Marietta
Deferred on April 12, 2017
Staff recommendation: Defer to May 10, 2017 Commission meeting.
Commission voted: Approved with conditions.

- l) Application for a Type II Certificate of Appropriateness (CA2-17-139) for alterations and site work at **262 Iswald St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Shaun Houlihan
262 Iswald St.
Deferred on April 12, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

5. Other Business

6. Adjournment