



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TIM KEANE
Commissioner

Office of Design

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
April 12, 2017 at 4:07PM
Atlanta City Hall Committee Room #1, 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 (CA3-16-573) 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 March 22, 2017
Staff Recommendation: Defer to the April 26, 2017 Commission meeting.
Commission voted: Defer to the April 26, 2016 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
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approve with conditions.

- 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
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approve with conditions.
- d) 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 March 22, 2017
Staff recommendation: Defer to the April 26, 2016 Commission meeting.
Commission voted: Defer to the April 26, 2017 Commission meeting.
- e) 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
Applicant: Mark Hall
5590 Oakdale Road, Suite 100, Mableton, Ga 30126
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approve with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-17-099) for alterations, additions, and a new rooftop deck. at **302 Auburn Ave Ne.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Kelly Reilly
154 Krog Street Ne
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approve with conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-17-101) for Alterations and a dormer addition at **724 Bonnie Brae Ave Sw.** Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Oscar Gonzalez
1310 Cornerstone Place, Tucker, Ga 30084
Deferred on March 22, 2017
Staff recommendation: Defer to the April 26, 2017 Commission meeting.
Commission voted: Defer to the April 26, 2017 Commission meeting.

- h) Application for a Type II Certificate of Appropriateness (CA2-17-102) for alterations and window/door replacement at **834 Beecher St Sw**. Property is zoned R-4A/West End Historic District
Applicant: Oscar Gonzalez
1310 Cornerstone Pl.
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approve with conditions.
- i) Application for a Type II Certificate of Appropriateness (CA2-17-105) for alterations and window replacement at **717 Joseph E Lowery Blvd Sw**. Property is zoned R-4A/West End Historic District
Applicant: Janice M White
184 Virginia Avenue, #2, College Park
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approve with conditions.
- j) Application for a Type II Certificate of Appropriateness (CA2-17-117) for alterations at **332 Grant Park Pl**. Property is zoned R-5/ Grant Park Historic District (Subarea 1)
Applicant: Christopher Leerssen
121 Kenyon St.
Staff recommendation: Approve.
Commission voted: Approved.
- k) Application for a Type III Certificate of Appropriateness (CA3-17-120) for alterations and a rear addition at **567 Grant St Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Adam Stillman
350 Sinclair Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-17-125) for a variance to allow an accessory structure, off street parking, and a driveway wider than 10 feet between the principal structure and Atlantis Ave. at **922 Austin Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Jones Pierce Architects
400 Plasters Ave.
Staff recommendation: Defer to the April 26, 2017 Commission meeting.
Commission voted: Deferred to the April 26, 2017 Commission meeting.

- m) Application for a Type III Certificate of Appropriateness (CA3-17-143) for a variance to allow a reduction in the east side yard setback from 13' (required) to 8' (proposed), and to reduce the west side yard setback from 25' (required) to 21' (proposed); (CA3-17-144) for a variance to allow an addition higher than the existing ridgeline, and to increase the maximum height from 35' (required) to 48" proposed); and, (CA3-17-142) for alterations and an addition at **883 Edgewood Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Wendell Keith
889 Edgewood Ave.
Staff recommendation CA3-17-143: Approve.
Commission voted: Approved.
Staff recommendation CA3-17-144: Approve.
Commission voted: Approved.
Staff recommendation CA3-17-142: Approve with conditions.
Commission voted: Approved with conditions.
- n) Application for a Type III Certificate of Appropriateness (CA3-17-146) for a special exception to allow active recreation (swimming pool) adjacent to a public street at **393 North Highland Ave Nw**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Brent Potter
736 Brookline St.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- o) Application for a Type III Certificate of Appropriateness (CA3-17-147) for alterations and an addition at **1130 Oakland Dr**. Property is zoned R-4/Oakland City Historic District
Applicant: Trent White
701 Highland Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- p) Application for a Type II Certificate of Appropriateness (CA2-17-150) for alterations and window replacement at **1137 Arlington Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Delante Peterson
1244 Heritage Labes Dr.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- q) Application for a Type III Certificate of Appropriateness (CA3-17-148) for alterations and an addition at **90 Bradley St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline
Applicant: Raymont Walker
288 Prospect Pl.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- r) 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.
Staff recommendation: Defer to the April 26, 2017 Commission meeting.
Commission voted: Deferred to the April 26, 2017 Commission meeting.
- s) Application for a Type II Certificate of Appropriateness (CA2-17-155) for a new rear deck at **678 Lexington Ave Sw.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Alyssa Stafford
678 Lexington Ave.
Staff recommendation: Approve.
Commission voted: Approved.
- t) Application for a Type II Certificate of Appropriateness (CA2-17-156) for alterations and repairs due to fire damage at **107 Pearl St Se.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Nora E Winje
596rick St.
Staff recommendation: Approve.
Commission voted: Approved.
- u) Application for a Review and Comment (RC-17-161) for Review and comment on In Rem Demolitions from the February, 2017 In Rem Meeting at **55 Trinity Ave.** Properties are zoned variously.
Applicant: Daphne Talley
818 Pollard Blvd.
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: the Commission adopted the Staff Report as their comments and confirmed their delivery at the meeting.

Items requiring discussion:

- 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: Defer to the April 26, 2017 Commission meeting.
Commission voted: Deferred to the April 26, 2017 Commission meeting at the Applicant's request.

- b) Application for a Review and Comment (RC-17-162) for **the Proctor Creek trail from Johnson Rd. to Donald Lee Hollowell Pkwy.** Property is zoned variously.
Applicant: Pete Pellegrini
Po Box 14327
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 Review and Comment (RC-17-097) on a variance (V-17-58) to allow a reduction in the required eastern transitional yard from 20 feet to 7 feet; to allow a reduction in the required northern transitional yard from 20 feet to 0 feet; and a special exception to allow a reduction in the required parking from 102 spaces to 2 spaces at **711 Catherine St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Pullman Historic Development, Llc. By Robert L. Zoeckler, Esq.
1939 Hosea Williams Dr.
Staff recommendation: Send a letter with comments to the Secretary of the Board of Zoning Adjustment and the Applicant.
Commission voted: The Commission will send a letter with comments to the Secretary of the Board of Zoning Adjustment and the Applicant.
- d) Application for a Review and Comment (RC-17-098) for on Z-17-011 to rezone the property from R-4A to C-2-C at **711 Catherine St.** Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Pullman Historic Development, Llc. By Robert L. Zoeckler, Esq.
1939 Hosea Williams Dr.
Staff recommendation: Send a letter with comments to the secretary of the Zoning Review Board and the Applicant.
Commission voted: The Commission will send a letter with comments to the Secretary of the Zoning Review Board and the Applicant.
- e) Application for a Review and Comment (RC-17-124) for on U-17-004 for a special use permit to allow surface parking at **15 Hilliard St Ne.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3)
Applicant: Matt Ruppert
20 Hilliard St.
Staff recommendation: Send a letter with comments to the Secretary of the Zoning Review Board and the Applicant.
Commission voted: The Commission will send a letter with comments to the Secretary of the Board of Zoning Adjustment and the Applicant.
- f) Application for a Type II Certificate of Appropriateness (CA2-17-127) for window replacement and alterations at **2912 Parrot Ave Nw.** Property is zoned R-4A/Whittier Mill Historic District
Applicant: Miripa Properties, Llc.
4480 South Cobb Dr., Ste. 275, Smyrna
Staff recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- g) Application for a Type II Certificate of Appropriateness (CA2-17-130) for alterations and site work at **670 Memorial Dr Se**. Property is zoned Cabbagetown Landmark District (Subarea 5)/Beltline
Applicant: Lemuel Ward
303 Peachtree St.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- h) 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
Staff recommendation: Defer to the April 26, 2017 Commission meeting.
Commission voted: Deferred to the April 26, 2017 Commission meeting.
- i) 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.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- j) Application for a Review and Comment (RC-17-151) for demolition of the existing facilities, new construction, and site work at **320 Irwin St. (Walden Middle School)**. Property is zoned RG-4.
Applicant: Atlanta Public Schools
130 Trinity Ave.
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments at the meeting.
- k) Application for a Type III Certificate of Appropriateness (CA3-17-153) for alterations and an addition at **783 Tift Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Lauren Kilby-Davis
783 Tift Ave.
Staff recommendation: Defer to the April 26, 2017 Commission meeting.
Commission voted: Approved with revised conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-17-154) for alterations and an addition at **724 Lillian Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Shaun Wedderburn
2647 Ozella Pl.
Staff recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- m) Application for a Type II Certificate of Appropriateness (CA3-17-158) for a variance to allow a 7" siding reveal; and, (CA2-17-157) for revisions to plans at **901 Oakhill Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jeffrey Faulkner
265 Ponce De Leon Ave.
Staff recommendation CA3-17-158: Deny.
Commission voted: Approved with conditions.
Staff recommendation CA3-17-157: Approve with conditions.
Commission voted: Approved with conditions.
- n) Application for a Type II Certificate of Appropriateness (CA2-17-159) for alterations and window replacement at **933 Park Ave**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Cam Wade
4169 Donchester Dr.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

Deferred Cases

- o) Application for a Type III Certificate of Appropriateness (CA3-16-562) for a new single family residence at **686 Elbert St Sw**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Jeffrey Faulkner
265 Ponce De Leon Ave.
Deferred on March 22, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

5. Other Business

6. Adjournment – **7:17 pm**