



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
March 22, 2017 at 4:08 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) 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.
Applicant: Douglas Young – City of Atlanta - Office of Design
55 Trinity Ave., Ste. 3350
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.
- b) 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 March 08, 2017
Staff Recommendation: Deny without prejudice.
Commission Voted: Denial without prejudice.

- c) Application for a Type III Certificate of Appropriateness (CA3-17-103) for a variance to allow a reduction in the side yard setback from 7' (required) to 3' 6" (proposed) for an accessory structure at **465 Grant St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Brandy Morrison
485 Oakland Ave.
Staff Recommendation: Approve.
Commission Voted: Approved.
- d) 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
Deferred on March 08, 2017
Staff Recommendation: Approve
Commission Voted: Approved.
- e) 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 08, 2017
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 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
Deferred on March 08, 2017
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.
- g) 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
Deferred on March 08, 2017
Staff Recommendation: Approve.
Commission Voted: Approved.

- 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.
Deferred on March 08, 2017
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.
- i) 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
Deferred on March 08, 2017
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.
- j) 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.
Deferred on March 08, 2017
Staff Recommendation (CA3-17-062): Deny without prejudice.
Commission Voted: Denied without prejudice.
Staff Recommendation (CA3-16-063): Approve with conditions.
Commission Voted: Approved with conditions.
- k) Application for a Type II Certificate of Appropriateness (CA2-17-082) for alterations and window replacement at **1105 Cordova St.** Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Bryan Elmore
5509 Mudlark Cir., Powder Springs
Staff Recommendation: Approved with conditions.
Commission Voted: Approved with conditions.
- l) Application for a Review and Comment (RC-17-096) on a special use permit (U-17-003) for a transfer of development rights (TDR) at **660 Peachtree St. (Fox Theatre LBS).** Property is zoned SPI-16 (Subarea 1) / LBS.
Applicant: Fox Theatre, Inc. c/o Dentons US LLP.
303 Peachtree St.
Staff Recommendation: Send a copy of the Staff Report to the Secretary of the Zoning Review Board as the comments of the Commission.
Commission Voted: The Commission will send a copy of the Staff Report to the Secretary of the Zoning Review Board as their comments.

- m) Application for a Type III Certificate of Appropriateness (CA3-17-099) for alterations, additions, a new rooftop deck, and site work at **302 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Kelly Reilly
154 Krog St.
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.

- n) Application for a Type III Certificate of Appropriateness (CA3-17-104) for a front porch enclosure/addition at **307 Georgia Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Brandy Morrison
485 Oakland Ave.
Staff Recommendation: Denial without prejudice due to withdrawal of application by the Applicant.
Commission Voted: Denied without prejudice.

- o) Application for a Review and Comment (RC-17-123) for in-rem demolition applications from January, 2017. Properties are zoned variously.
Applicant: Daphne Talley – Atlanta Police Department, Code Enforcement
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) Application for a Type III Certificate of Appropriateness (CA3-17-101) for Alterations and dormer additions at **724 Bonnie Brae Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Oscar Gonzalez
1310 Cornerstone Pl., Tucker
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.

- b) Application for a Type II Certificate of Appropriateness (CA2-17-102) for alterations and window/door replacement at **834 Beecher St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Oscar Gonzalez
1310 Cornerstone Pl.
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.

- c) Application for a Type II Certificate of Appropriateness (CA2-17-105) for alterations and window replacement at **717 Joseph E Lowery Blvd.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Janice M White
184 Virginia Ave., #2, College Park
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.

- d) Application for a Type III Certificate of Appropriateness (CA3-17-106) for alterations and a second story addition 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 revised conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-17-108) for alterations and a second story addition 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 revised conditions.

Cases deferred from previous meetings:

- f) 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 March 08, 2017
Staff Recommendation: Defer to the April 12, 2017 Commission meeting.
Commission Voted: Deferred to the April 12, 2017 Commission meeting.
- g) 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.
Deferred on March 08, 2017
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- h) 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
Deferred on March 08, 2017
Staff Recommendation (CA3-17-076): Deny.
Commission Voted: Approved.
Staff Recommendation (CA3-17-078): Defer to the April 12, 2017 Commission meeting.
Commission Voted: Approved with conditions.

5. Other Business

6. Adjournment – **6:11 PM**