



## CITY OF ATLANTA

**M. KASIM REED**  
**MAYOR**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308  
404-330-6145 - FAX: 404-658-7491  
[www.atlantaga.gov](http://www.atlantaga.gov)

**TIM KEANE**  
**Commissioner**

Office of Design

**Proposed Agenda**  
**ATLANTA URBAN DESIGN COMMISSION**  
**March 22, 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

**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.**
- 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.**
- 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.**

- 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**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**

- 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.**  
**Staff Recommendation (CA3-16-063): Approve 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.**
- 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 letter with comments to the Secretary of the Zoning Review Board.**
- 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.**
- c) 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.**
- n) 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.**

**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.**
- 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.**
- d) 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.**
- e) 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.**
- f) 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.**

**Cases deferred from previous meetings:**

- g) 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.**

- h) 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: Defer to the April 12, 2017 Commission meeting.**

- i) 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.**

**Staff Recommendation (CA3-17-078): Defer to the April 12, 2017 Commission meeting.**

5. Other Business

6. Adjournment