



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
June 14, 2017 at 4:10 PM
Atlanta City Hall Committee Room #1, Second Floor

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:
 - a) N-17-240 / (D-17-240) Nomination of **1027 & 1061 Ponce De Leon Ave.** to a Landmark District (LD) designation to be known as the **Briarcliff Plaza Landmark District (LD)**. Properties are zoned C-1.
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.
 - b) N-17-241 / (D-17-241) Nomination of **141 Walton St.** to a Landmark Building/Site (LBS) designation to be known as **141 Walton St. Landmark Building/Site**. Property is zoned SPI-1 (Subarea 1)
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.
 - c) Application for a Designation (D-17-242) Nomination of **152 Nassau St.** to a Landmark Building/Site (LBS) Designation to be known as **152 Nassau St. Landmark Building/Site** Property is zoned SPI-1 (Subarea 1)
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

- a) Application for a Type III Certificate of Appropriateness (CA3-17-008) for a new single family residence at **1056 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jeffrey Faulkner
256 Ponce De Leon Ave.
Deferred on May 24, 2017
Staff Recommendation: Defer to the June 28, 2017 Commission meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.
- 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 May 24, 2017
Staff Recommendation: Deny without prejudice.
Commission Voted: Denied without prejudice.
- 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.
Deferred on May 24, 2017
Staff Recommendation: Defer to the June 28, 2017 Commission meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-204) for a new single family residence at **938 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline
Applicant: Jeffrey Faulkner
265 Ponce De Leon Ave.
Deferred on May 24, 2017
Staff Recommendation: Defer to the June 28, 2017 Commission meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.

- e) Application for a Type III Certificate of Appropriateness (CA3-17-254) for a variance to allow a reduction in the east side yard setback from 27' (required) to 1' 6" (proposed), and to allow an increase in the west side yard setback from 0' (required) to 32.26' (proposed) for an accessory structure at **745 Wylie St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline
Applicant: Kacie Stephen Kerkhof
745 Wylie St.
Staff Recommendation: Defer to the June 28, 2017 Commission meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.
- f) Application for a Review and Comment (RC-17-253) for alterations, an addition, and site work at **18 Camden Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District
Applicant: Robert Cumbie
18 Camden Rd.
Staff Recommendation: Send a copy of the Staff Report to the Applicant as the comments of the Commission.
Commission Voted: The Commission will send a copy of the Staff Report to the Applicant as the comments of the Commission.
- g) Application for a Type II Certificate of Appropriateness (CA2-17-256) for a driveway replacement at **827 Oakdale Rd Ne**. Property is zoned Druid Hills Landmark District
Applicant: Tianchi You
1125 Old Ellis Rd, Roswell
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- h) Application for a Type III Certificate of Appropriateness (CA3-17-261) for alterations and a rear addition at **861 Beecher St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Metro Atlanta Permits
3094 Brook Dr.
Staff Recommendation: Defer to the June 28, 2017 Commission meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.
- i) Application for a Type II Certificate of Appropriateness (CA2-17-262) for window replacement at **22 Lullwater Estate Rd Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Home Depot
2455 Paces Ferry Rd.
Staff Recommendation: Denial without prejudice.
Commission Voted: Denied without prejudice.

- i) Application for a Review and Comment (RC-17-173) for Review and comment on In Rem Demolitions from the May, 2017 In Rem Meeting at **55 Trinity Ave.** Properties are zoned variously.
Applicant: Daphne Talley
818 Pollard Blvd.
Staff recommendation: Adopt the Staff Report as the comments of the Commission.
Commission Voted: The Commission adopted the Staff Report as the comments of the Commission.

Items requiring discussion:

- a) Application for a Type III Certificate of Appropriateness (CA3-17-229) for a variance to allow an accessory structure between the principal structure and Little St.; to allow a garage entrance facing Little St.; to allow parking in the Little St. front yard; and, to allow a 6' high privacy fence/wall in the Little St. front yard where otherwise a 4' high fence is allowed at **294 Grant Park Pl Se.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Rod Lee
648 Woodland Ave.
Staff Recommendation: Approve.
Commission Voted: Approved.
- b) Application for a Type III Certificate of Appropriateness (CA3-17-271) for a variance to reduce the rear yard setback from 40' (required) to 11' (proposed), and to reduce the west side yard setback from 25' (required) to 3' (proposed); and, (CA3-17-233) for a second story addition to an existing accessory structure; and at **1486 Fairview Rd Ne.** Property is zoned Druid Hills Landmark District
Applicant: Paul M. Cheeks
949 N. Ormewood Park Dr.
Staff Recommendation CA3-17-271: Approve.
Commission Voted: Approved.
Staff Recommendation CA3-17-233: Defer to the June 28, 2017 Commission meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.
- c) Application for a Review and Comment (RC-17-235) for a special use permit U-17-015 to allow a park for hire surface parking lot at **428 & 438 Edgewood Ave.** Properties are zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline.
Applicant: Tim O'Toole
157 Luckie St.
Staff Recommendation: Send a letter with comments to the Secretary of the Zoning Review Board.
Commission Voted: The Commission will send a letter with comments to the Secretary of the Zoning Review Board.
- d) Application for a Type II Certificate of Appropriateness (CA2-17-249) for a revision of plans at **553 Irwin St Ne.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline
Applicant: Carol Rasheed

553 Irwin St.

Staff Recommendation: Approve with conditions.

Commission Voted: Approved with conditions.

- e) Application for a Review and Comment (RC-17-257) for site work at **2125 Northside Dr Nw (Bobby Jones Golf Course)**. Property is zoned R-3
Applicant: Pete Pellegrini
1601 W. Peachtree St.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: Deferred to the June 28, 2017 Commission meeting.
- f) Application for a Review and Comment (RC-17-258) for alterations, a new playground, and site work at **35 Whitefoord Ave. (Whitefoord Elementary School)**. Property is zoned R-4A
Applicant: Michael Waldbillig
7951 Troon Circle
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 II Certificate of Appropriateness (CA2-17-259) for alterations and site work at **580 Woodward Ave Se**. Property is zoned SPI-22 (Subarea 4)/Grant Park Historic District (Subarea 1)
Applicant: Dawn Riley
887 Wylie St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

(The following applications were not heard due to a loss of Commissioner Quorum. All items will be deferred to the beginning of the June 28, 2017 Commission meeting except for the Review and Comment applications which will be heard at a special call meeting on Wednesday June 21, 2017)

- h) Application for a Review and Comment (RC-17-260) for site work and new park facilities at **869 Joseph E Boone Blvd (Boone Park West)**. Property is zoned C-1 / Beltline
Applicant: Jill Kelleher
3445 Peachtree Rd.
Staff Recommendation: Confirm the delivery of comments at the meeting.
- j) Application for a Type II Certificate of Appropriateness (CA2-17-263) for alterations and site work at **330 Edgewood Ave Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Andrew Kober
377 South Howard St.
Staff Recommendation: Approve with conditions.

- k) Application for a Type II Certificate of Appropriateness (CA2-17-266) for alterations at **320 Sunset Ave Nw**. Property is zoned SPI-11 (Subarea 9) / Sunset Avenue Historic District.
Applicant: Elias Maus
227 Sandy Springs Pl., Sandy Springs
Staff Recommendation: Approve with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-17-267) for a variance to reduce the front yard setback from a minimum of 127' (required) to 22' (proposed) for a front porch addition at **560 Robinson Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Marion D Wheeler
560 Robinson Ave.
Staff Recommendation: Approve with conditions.
- m) Application for a Review and Comment (RC-17-270) for site work and new construction at **800 Cherokee Ave (Grant Park)**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Alvin Dodson
233 Peachtree St.
Staff Recommendation: Confirm the delivery of comments at the meeting.

Deferred from previous meetings:

- n) Application for a Type III Certificate of Appropriateness (CA3-17-188) for alterations and an addition at **779 Tift Ave.**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Frank Iglesias
6175 Hickory Flat Hwy, Ste. 110-122, Canton
Deferred on May 24, 2017
Staff Recommendation: Approve with conditions.
- o) Application for a Type III Certificate of Appropriateness (CA3-17-212) for alterations, and a second story front gable addition at **1085 White Oak Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Victor Barahona
413 Central Line, Stockbridge
Deferred on May 24, 2017
Staff Recommendation: Defer to the June 28, 2017 Commission meeting.
- p) Application for a Type III Certificate of Appropriateness (CA3-17-224) for a porch addition at **58 Howell St. Ne**. Property is zoned Martin Luther King, Jr. Landmark District / Beltline.
Applicant: Dita Broz
58 Howell St.
Deferred on May 24, 2017
Staff Recommendation: Approve with conditions.

5. Other Business

6. Adjournment