



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

Tim Keane
Commissioner

OFFICE OF DESIGN

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
November 20, 2017
Atlanta City Hall Council Chambers, 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 (CA3-17-378) for a new multifamily residential/townhome development at **575 Eloise St.** Property is zoned MR-3 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Todd Fierman
575 Eloise St.
Staff Recommendation: Defer to the December 13, 2017 Commission meeting.
Commission voted: Deferred to the December 13, 2017 Commission meeting.
- b) Application for a Review and Comment (RC-17-489) for a variance request (V-17-298) at **603 Boulevard Se.** Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Permit Solutions, Inc.
2485 Conley Drive, 4206 Crossland Dr., Cumming, Ga 30040
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and send a copy to the Secretary of the BZA.
Commission voted: The Commission adopted the Staff Report as their comments and will send a copy to the Secretary of the BZA.
- c) Application for a Type III Certificate of Appropriateness (CA3-17-515) for an addition at **835 Lullwater Pkwy Ne.** Property is zoned Druid Hills Landmark District
Applicant: Home Rebuilders
2120 Plaster Bridge Road
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- d) Application for a Type II Certificate of Appropriateness (CA2-17-335) for window replacement at **233 Chalmers Dr.** Property is zoned R-3 / Collier Heights Historic District.
Applicant: Deirdre Jordan Mayi
233 Chalmers Dr.

Deferred on October 25, 2017

Staff Recommendation: Defer to the December 13, 2017 Commission meeting.

Commission voted: Deferred to the December 13, 2017 Commission meeting.

- e) Application for a Type III Certificate of Appropriateness (CA3-17-415) for alterations, additions, and site work at **939 Hall St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Urban South Development, LLC, C/O Chad Wingate
621 Kennesaw Ave.

Deferred on November 8, 2017

Staff Recommendation: Defer to the December 13, 2017 Commission meeting.

Commission voted: Deferred to the December 13, 2017 Commission meeting.

- f) Application for a Type III Certificate of Appropriateness (CA3-17-458) for alterations, an addition, and site work at **485 Robinson Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Darryl D Robinson
485 Robinson Ave.

Deferred on October 25, 2017

Staff Recommendation: Defer to the December 13, 2017 Commission meeting.

Commission voted: Deferred to the December 13, 2017 Commission meeting.

- g) Application for a Type II Certificate of Appropriateness (CA2-17-488) for alterations and site work at **393 Hopkins St Sw**. Property is zoned R-4A/West End Historic District.

Applicant: Shona Griffin
4000 Ferry Heights Dr.

Staff Recommendation: Defer to the December 13, 2017 Commission meeting.

Commission voted: Deferred to the December 13, 2017 Commission meeting.

- h) Application for a Review and Comment (RC-17-532) for Review and comment on In Rem Demolitions from the September 2017 In Rem Meeting at **55 Trinity Ave**. Properties are zoned variously.

Applicant: Daphne Talley
808 Pollard Blvd.

Staff Recommendation: Adopt the findings of the preservation professional as the comments of the Commission.

Commission voted: The Commission adopted the findings of the preservation professional as their comments.

Items requiring discussion:

- a) Application for a Type IV Certificate of Appropriateness (CA4PH-17-497) for demolition due to a threat to public health and safety at **1064 Donnelly Ave Sw**. Property is zoned R-4A/Oakland City Historic District

Applicant: Tonja Halton
Office of Code Enforcement
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- b) Application for a Type II Certificate of Appropriateness (CA2-17-500) for site work and demolition of a non-contributing structure at **711 Catherine St.** Property is zoned C-2-C / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: 711 Catherine St. Developers
1939 Hosea L Williams Dr.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- c) Application for a Type III Certificate of Appropriateness (CA3-17-501) to amend the District contributing structures list to show the two accessory structures at 881 Springdale Rd. as non-contributing; (CA3-17-518) for a variance to reduce southwest side-yard setback from 25 ft. (required) to 20 ft. (proposed); and (CA3-17-474) for the construction of two new accessory structures, and site work at **881 Springdale Rd Ne.** Property is zoned Druid Hills Landmark District
Applicant: Frank Neely
1447 Peachtree Road
Staff Recommendation CA3-17-501: Approve.
Commission voted: Approved.
Staff Recommendation CA3-17-518: Approve.
Commission voted: Approved.
Staff Recommendation CA3-17-474: Approve with conditions.
Commission voted: Approved with revised conditions.
- d) Application for a Review and Comment (RC-17-507) for new signage for the **Pittsburgh neighborhood** to be installed at various locations.
Applicant: Devon Holloway
1014 McDaniel Street
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments.
- e) Application for a Type II Certificate of Appropriateness (CA2-17-510) for alterations and signage at **135 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: BLDEQTY LLC
135 Auburn Avenue
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- f) Application for a Review and Comment (RC-17-511) for additions, alterations, and site work at **551 John Wesley Dobbs Ave Ne. (David T. Howard School)** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3) / Beltline.
Applicant: Lord Aeck Sargent, c/o Karen Gravel
1175 Peachtree Street

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 (CA3-17-513) for a variance to reduce the left side-yard setback from 7 feet (required) to 3 feet (proposed); and, (CA2-17-512) for an addition, alterations, and site work at **1049 Lawton St.** Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Shona Griffin
4000 Ferry Heights Drive
Staff Recommendation CA3-17-513: Deny without prejudice.
Commission voted: Denied without prejudice.
Staff Recommendation CA3-17-512: Approve with conditions.
Commission voted: Approved with conditions.

Deferred Cases

- h) Application for a Type III Certificate of Appropriateness (CA3-17-344) for second story addition at **654 Gillette Ave Sw.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Ascendant Property Group. Llc.
5575 Peachtree Rd.
Deferred on October 11, 2017
Staff Recommendation: Approve with conditions.
Commission voted: Deferred to the December 13, 2017 Commission meeting.
- i) Application for a Type III Certificate of Appropriateness (CA3-17-456) for Alterations, an addition, and site work at **509 Peeples St Sw.** Property is zoned R-4A/West End Historic District
Applicant: Brandy Morrison
485 Oakland Ave.
Staff Recommendation: Approve with conditions.
Commission voted: Denial without prejudice.
- j) Application for a Review and Comment and a Type II Certificate of Appropriateness (RC-17-491) on V-17-254; and (CA2-17-494) for site work at **735 Elbert St Sw.** Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Zachary Dibble
735 Elbert St.
Staff Recommendation: Send a letter with comments to the Secretary of the BZA.
Commission voted: Defer to the December 13, 2017 Commission meeting.
Staff Recommendation: Approve with conditions.
Commission voted: Defer to the December 13, 2017 Commission meeting.
- k) Application for a Type III Certificate of Appropriateness (CA3-17-308) for additions and alterations at **2657 Oldknow Dr Nw.** Property is zoned R-4 / Collier Heights Historic District.
Applicant: Maricela Valencia
2657 Oldknow Drive, Atlanta, Ga 30318
Deferred on September 27, 2017
Staff Recommendation: Approve with conditions.
Commission voted: Deferred to the December 13, 2017 Commission meeting.

5. Other Business

- Adoption of 2018 Deadline and Meeting Schedule

6. Adjournment