



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

OFFICE OF DESIGN

AUDC MINUTES **December 13, 2017**

A regular schedule meeting of the Atlanta Urban Design Commission was held on Wednesday, December 13, 2017 beginning at 4:18 pm in Council Chambers, Atlanta City Hall. Mr. Garfield Peart, Chair, presided.

Members present:

Mr. Garfield Peart, Chair
Ms. Fredalyn Frasier, Vice Chair
Ms. Julie Brow
Mr. Johnny Edwards
Mr. Andrew Kohr
Mr. Robert Reed

Staff present:

Mr. Doug Young, Secretary
Mr. Matthew Adams
Ms. Susan Coleman
Mr. Patrick Sullivan
Ms. Candy Watson

Visitors present included:

Ms. Sarah bounds Edman	Mr. Adam Stillman	Ms. Kathi Woodcock
Ms. Emily Piez	Mr. Larry Hanes	Mr. John Swiney
Ms. Sarah Butler	Mr. Chuck Clark	Ms. Erin Miller
Ms. Karen Soorkian- Brianfield	Ms. Sarah Adkins	Mr. Jerry Davis
Mr. Collin Douny	Mr. Paul Simo	Mr. Todd Fireman
Mr. Chris Hammilton	Ms. Jeannie Mills	Mr. Alan P Clark
Mr. Kevin Young	Ms. Shona Griffin	Ms. Jacquelynn Edmonds
Mr. Kevin Edwards	Ms. Elizabeth Macklin	Ms. Kelly Givens
Mr. Zach Dibble	Ms. Laura Hardy	Mr. Rick Hudson
Mr. Parker Sanders	Ms. Heather Ewing	Ms. Michelle Battle
Mr. Doug Ammar	Mr. Cooper Pierce	
	Mr. David Tesnar	

Ms. Fredalyn Frasier made the motion to approve the agenda. The Commission voted in favor unanimously. Then, Ms. Fredalyn Frasier made the motion to approve the minutes from the meeting of December 13, 2017. The Commission voted in favor unanimously.

Consent items:

- a) Application for a Type III Certificate of Appropriateness (CA3-17-524) for a lot consolidation at **957 Austin Ave Ne**. Property is zoned R-5/SPI-5 Subarea 3/Inman Park Historic District (Subarea 1).
Applicant: Diane Barfield
P.O. Box 475, Morrow, GA
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.

- b) Application for a Type III Certificate of Appropriateness (CA3-17-533) for a zero lot line subdivision at **127 Pearl St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3).
Applicant: Vanessa Meyer
127 Pearl St. Unit A
Staff recommendation: Denial without prejudice.
Commission voted: Denied without prejudice.

- c) Application for a Type III Certificate of Appropriateness (CA3-17-538) for site work and a new accessory structure at **1368 Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District
Applicant: Laura Hardy
1509 South Ponce De Leon Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- d) Application for a Type III Certificate of Appropriateness (CA3-17-541) for alterations, additions, and site work at **748 Delmar Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Hagan Architects, Inc.
575 Boulevard, Se
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.

- e) Application for a Type III Certificate of Appropriateness (CA3-17-542) for a variance to allow an independent driveway not connected to a public street at **402 Grant Park PI Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: David Tesnar
402 Grant Park Place
Staff recommendation: Approve.
Commission voted: Approved.

- f) Application for a Type II Certificate of Appropriateness (CA2-17-551) for alterations at **187 Berean Ave Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Clayton Adams
189 Berean Ave.
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.

- g) Application for Review and Comment (RC-17-579) for In-Rem demolition

- applications from October 2017 **at various addresses** – Properties are zoned variously.
Applicant: Daphne Talley – Atlanta Police Department, Code Enforcement
818 Pollard Blvd.
Staff recommendation: Adopt the findings of the preservation professional.
Commission voted: The Commission adopted the findings of the preservation professional.
- h) Application for Review and Comment (RC-17-580) for In-Rem demolition applications from November 2017 **at various addresses** – Properties are zoned variously.
Applicant: Daphne Talley – Atlanta Police Department, Code Enforcement
818 Pollard Blvd.
Staff recommendation: Adopt the findings of the preservation professional.
Commission voted: The Commission adopted the findings of the preservation professional.
- i) 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 November 20, 2017
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.
- j) 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 20, 2017
Staff recommendation: Defer to the February 14, 2018 Commission meeting.
Commission voted: Deferred to the February 14, 2018 Commission meeting.
- k) 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 November 20, 2017
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.
- l) Application for a Type III Certificate of Appropriateness (CA3-17-537) for alterations, an addition, an accessory structure, and site work at **1441 Fairview Rd Ne.** Property is zoned Druid Hills Landmark District.
Applicant: Soorikian Architecture
659 Aurburn Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- m) Application for Type III Certificates of Appropriateness (CA3-17-559) to reduce the depth of the active use zone at the ground level along a public street from 20 ft. (required) to 10 ft. (proposed) to be used a residential storage, (CA3-17-560) to consolidate two lots into one lot, and (CA3-17-547) for a new 15 unit townhome development at **75 Boulevard Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3)/Beltline.
Applicant: Jones Pierce Architects
400 Plasters Ave.
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.

Items requiring discussion:

- a) Application for Review and Comment (RC-17-578) for the new construction of the Zone 3 Atlanta Police Department precinct building at **2375 Metropolitan Parkway**. Property is zoned MRC-2-C.
Applicant: City of Atlanta's Office of Enterprise Asset Management
68 Mitchell Street, SW
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments at the meeting.
- b) Application for a Type II Certificate of Appropriateness (CA2-17-466) for alterations and window replacement at **649 Woodward Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Innocent Nwachukwu
2550 Sandy Plains Rd.
Staff recommendation: Defer to the January 10, 2017 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.
- c) Application for a Type II Certificate of Appropriateness (CA2-17-522) for alterations at **882 Tift Ave Sw**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Lorenzo Torres
377 Virginia Pl.
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.
- d) Application for a Type III Certificate of Appropriateness (CA3-17-528) for alterations, additions, and site work at **750 Glenwood Ave Se**. Property is zoned PD-MU / Beltline / Historic Building/Site (HBS – Atlanta Stockade)
Applicant: Praxis3 Architecture
100 Peachtree St.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- e) Application for a Type III Certificate of Appropriateness (CA3-17-529) for a subdivision of one lot into two lots; and, (CA3-17-530) for a new single family home at **701 Memorial Dr Se**. Property is zoned SPI-22 (Subarea 4)/Grant Park Historic District (Subarea 1)
Applicant: Jacquelynn Edmonds / Alex Brounstein
709 Reed Street / 273 Prospect Place
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.

- f) Application for a Type III Certificate of Appropriateness (CA3-17-536) for alterations, an addition, and site work at **802 Lake Ave Ne**. Property is zoned R-5/Inman Park Historic District (Subarea 1)
Applicant: Alan Phillip Clark
1904 Monroe Dr.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- g) Application for a Type II Certificate of Appropriateness (CA2-17-539) for alterations, window replacement, and site work at **1132 Oglethorpe Ave Sw**. Property is zoned R-4A/West End Historic District
Applicant: Emily Piez
127 Peachtree Hills Cir.
Staff recommendation: defer to the January 10, 2018 Commission meeting.
Commission voted: Approved with amended conditions.

- i) Application for a Type III Certificate of Appropriateness (CA3-17-543) for an addition and site work at **620 Home Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Sara Adkins
120 Ponce De Leon Ct.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- j) Application for a Type III Certificate of Appropriateness (CA3-17-545) for a new single-family house at **761 Pearce St Sw**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Jerry Davis
255 E. Lanier Ave.
Staff recommendation: Defer to the January 10, 2017 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.

- k) Application for a Type III Certificate of Appropriateness (CA3-17-546) for alterations, an addition, and site work at **438 Edgewood Ave Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)/Beltline.
Applicant: Jones Pierce Architects
400 Plasters Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- l) Application for a Type III Certificate of Appropriateness (CA3-17-557) for a variance to allow an increase in the west side yard setback from 2.9' (required) to 5.1' (proposed) and to allow for an independent driveway which is not connected to a public street; and, (CA3-17-548) for a new duplex at **280 Milledge Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Kelly Givens
3027 Saint Annes Ln.
Staff recommendation CA3-17-557: Approve.
Commission voted: Approved.
Staff recommendation CA3-17-548: Approve with conditions.
Commission voted: Approved with conditions.
- m) Application for a Type III Certificate of Appropriateness (CA3-17-556) for a variance to allow an increase in the west side yard setback from 2.9' (required) to 5.1' (proposed) and to allow for an independent driveway which is not connected to a public street; and, (CA3-17-549) for a new single-family residence at **284 Milledge Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Kelly Givens
3027 Saint Annes Ln.
Staff recommendation CA3-17-556: Approve.
Commission voted: Approved.
Staff recommendation CA3-17-549: Approve with conditions.
Commission voted: Approved with conditions.
- n) Application for a Type III Certificate of Appropriateness (CA3-17-550) for a variance to increase the accessory structure height from 16 ft. (maximum) to 28 ft. (proposed) ; 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 Street
Staff recommendation CA3-17-550: Approve with conditions.
Commission voted: Approved with conditions.
Staff recommendation CA3-17-494: Approve with conditions.
Commission voted: Approved with conditions.
- o) Application for a Type III Certificate of Appropriateness (CA3-17-553) for an addition and site work at **279 Little St Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: John E. Swiney
1426 Golf Link Dr.
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Approved with conditions.
- p) Application for a Type II Certificate of Appropriateness (CA2-17-555) for site work at **845 Lullwater Pkwy**. Property is zoned Druid Hills Landmark District
Applicant: Lullwater Conservation Garden, Inc.
Po Box 133135
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- q) Application for Review and Comment (Rc-17-558) on Z-17-086 to change from **Subarea 2 to Subarea 3 in the King Landmark District**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2).
Applicant: Universal Investment Group, Inc. c/o Battle Law, P.C.
One West Court Square, Suite 750
Staff recommendation: Send a letter with comments to the Secretary of the ZRB.
Commission voted: The Commission will send a letter with comments to the Secretary of the ZRB

Cases deferred from previous meetings:

- r) 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: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10, 2018 Commission meeting.
- s) 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.
Deferred on November 20, 2017
Staff recommendation: Defer to the January 10, 2018 Commission meeting.
Commission voted: Deferred to the January 10
- t) 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.
Deferred on November 20, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- u) 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 November 20, 2017
Staff recommendation: Approve with conditions.
Commission voted: Approved with conditions.

5. Other Business

6. Adjournment