



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

Office of Design

AUDC MINUTES **April 11, 2018**

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, April 11, 2018 beginning at 4:10 pm in the Atlanta City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided.

Members present:

Ms. Fredalyn Frasier, Chair
Mr. Johnny Edwards
Mr. Robert Reed
Ms. Julie Sellers

Staff present:

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

Visitors present included:

Ms. Kathi Woodcock	Mr. Larry Daniel Baker	Ms. Robyn Zurfluch
Mr. Samuel Reed	Mr. Doug Lueder	Ms. Judith Caira
Mr. Wendell Keith	Mr. Charles Perry III	Ms. Monica Woods
Mr. Curtis Riter	Mr. Mathew Honig	Mr. George Harkness
Mr. Terry Jackson	Mr. Kyle Kessler	Mr. Wright Marshall
Ms. Corina Stanescu	Mr. Charles Paine	Mr. Tim Fish
Ms. Elizabeth Hargrove	Ms. Jeannell Darden	Mr. Evan Jahn
Mr. Peter Montgomery	Mr. Christopher Bivens	
Mr. Gentry Mander	Mr. Howard Smithson	
Mr. Paul Simo	Ms. Dianne Barfield	

Mr. Johnny Edwards made the motion to approve the agenda. The Commission voted in favor unanimously. Then Mr. Johnny Edwards made the motion to approve the minutes from the meeting of March 28, 2018. The Commission voted in favor unanimously.

Consent portion:

- a) Application for a Type III Certificate of Appropriateness (CA3-17-598) for alterations and an addition at **2556 Godfrey Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Bashir Chuma
2556 Godfrey Dr.
Deferred March 28, 2018
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-18-013) for a rear addition at **249 Powell St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Joseph Farr
249 Powell St.
Deferred March 28, 2018
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-18-030) for alterations, an addition, and site work at **777 Evans St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Eric Hodge
568 Lee St.
Deferred March 28, 2018
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- d) Application for a Type III Certificate of Appropriateness (CA3-18-077) for a rear addition at **1189 Avon Ave Sw**. Property is zoned R-4A / Oakland City Historic District
Applicant: Johnathan Mayweather
875 York Ave.
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-18-082) for construction of a new single-family residence at **2083 Butler Way Nw**. Property is zoned R-4A / Whittier Mill Historic District.
Applicant: Rhiannon Stapleton
2083 Butler Way
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.

- f) Application for a Type III Certificate of Appropriateness (CA3-18-087) for construction of a new single-family residence at **1076 Lucile Ave Sw**. Property is zoned R-4A / West End Historic District
Applicant: HR. Premier Builders
P.O. Box 1326, Mableton
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- g) Application for a Type II Certificate of Appropriateness (CA2-18-088) for revision to previously approved plans (an addition) at **293 Ormond St Se**. Property is zoned R-5 / Grant Park Historic District.
(Subarea 1)
Applicant: Zane M. Goodwin
4197 Nowata Dr.
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- h) Application for a Type III Certificate of Appropriateness (CA3-18-098) for the construction of a new mausoleum at **248 Oakland SE** property is zoned Oakland Cemetery Landmark District.
Applicant: Gerald and Vivian Gowitt
2284 Weeping Oak Drive
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- i) Application for a Type II Certificate of Appropriateness (CA2-18-108) for a revision to plans at 674 Lexington Ave. property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline
Applicant: Shona Griffin
4000 Ferry Heights Drive
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- j) Application for a Review and Comment (RC-18-094) alterations and an addition at 111 Brighton Rd, NE property is zoned R-4 / Brookwood Hills Conservation District
Applicant: Revival Construction: Wright Marshall
1991 Rockledge Road
Staff recommendation: Send a letter with comments to the Applicant.
Commission voted: Send a letter with comments to the Applicant.

- k) Application for a Type III Certificate of Appropriateness (CA3-18-112) for a variance to allow an increase in the maximum building height from 35' (required) to 50' (proposed), and to reduce the interior side yard setback from 20' (required) to 0' (propose); and (CA3-18-111) for a new 16 unit townhome development at 716 & 724 Edgewood Ave. SE, & 0 & 49 Krog St. property is zoned R-LC & C-1 / Inman Park Historic District (Subarea 1 & 3) / Beltline.
Applicant: The Thrive Group, LLC: Laurel David , The Galloway Group, LLC
3500 Lenox Rd. NE, Suite 760
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- l) Application For a Type III Certificate of Appropriateness (CA3-18-115) for alterations, additions and site work at **382 Sinclair Ave. NE** Property is zoned R5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave. SE
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- m) Application for a Type II Certificate of Appropriateness (CA2-18-120) for alterations and site work at **1118 Oglethorpe Ave. SW** property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jennell Darden
1120 Oglethorpe Ave. SW
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- n) Application for a Type III Certificate of Appropriateness (CA3-18-124) for alterations, an addition, and site work at **872 Hall Street SW** property is zoned R-4 / Oakland City Historic District / Beltline.
Applicant: HR Premier Builders, LLP
P.O.Box 1326
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- o) Application for a Type III Certificate of Appropriateness (CA3-18-125) for construction of a new single family home at **732 Grant St.** property is zoned (R-5 / Grant Park Historic District (Subarea 1)
Applicant: Intown Renewal Development, LLC
1270 Caroline St. NE Ste. D120-310
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- p) Application for a Review and Comment (RC-18-129) site work at **129 Brighton Rd.** property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: Dianne Barfied
P.O. Box 475
Staff recommendation: Send a letter with comments to the Applicant.
Commission voted: Send a letter with comments to the Applicant.

- q) Application for a Type II Certificate of Appropriateness (CA2-18-107) for front porch alterations and site work at **570 Park Ave. SE** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Erin Fuller
570 Park Ave. SE
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- r) Application for a Type II & III Certificate of Appropriateness (CA3-18-128) for a varaince to allow a dubpster between the principal structure and Williams Holmes Borders Dr. where otherwise prohibited; and (CA2-18-126) for a revision to previously approved plans (additions and alterations) at **377 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Dana Armour
283 Prospect Pl.
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the April 25, 2018 Commission meeting.
- s) Application for a Type III Certificate of Appropriateness (CA3-18-127) for a rear addition at **223 Linkwood Pl.** property is zoned R-3 / Collier Heights Historic District.
Applicant: Shellie Ward
223 Linkwood Pl.
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- t) Application for a Review and Comment (RC-18-113) for site work related to a new multi-use trail at **4001 Powers Ferry Road (Chastain Park)** property is zoned R-3.
Applicant: Path Foundation: Pete V. Pellegrini
P.O.Box 14327
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: Confirm the delivery of comments at the meeting.
- u) Application for a Type III Certificate of Appropriateness (CA3-18-121) for a varaince to allow a 6' high privacy fence/wall in the North Highland Ave. half-depth front yard where otherwise a 4' high fence is permitted at **1073 Saint Charles Place NE** property is zoned R-4 / Atkins Park Historic District.
Applicant: Charles R. Perry II
642 Cresthill Ave. NE. #1
Staff recommendation: Approve.
Commission voted: Approval.

Items requiring discussion:

- a) Application for a Type III Certificate of Appropriateness (CA3-18-092) for a variance to allow a reduction in the west side yard setback from 3' (required) to 0' (proposed) at **897 Edgewood Ave** property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Curtis H. Ritter
892 Edgewood Ave.
Staff recommendation: Denial.
Commission voted: Approval.
- b) Application for a Type II Certificate of Appropriateness (CA2-18-104) for site work at **1226 Ponce De Leon Ave** property is zoned Druid Hills Landmark District
Applicant: Koons Environment Design Inc: Josh Koons
675 Pulaski Street, Suite 2000
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- c) Application for a Type II Certificate of Appropriateness (CA2-18-109) for alterations at **2535 Santa Barabra Dr NW** property is zoned R-3 / Collier Heights Historic District.
Applicant: Corina Stanescu
60 Moreland Ave. SE
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- d) Application For a Type III Certificate of Appropriateness (CA3-18-116) for a variance to allow an increase in the allowable front yard setback from a maximum of 25.6' (required) to 33.1' (proposed); and, (CA3-18-114) for alterations, additions, and site work at **561 Cherokee Ave** Property is zoned R5 / Grant Park Historic District (Subarea 1).
Applicant: Adam Stillman
350 Sinclair Ave. SE
Staff recommendation (CA3-18-116): Approve.
Staff recommendation (CA3-18-114): Approve with conditions.
Commission voted (CA3-18-116): Approval.
Commission voted (CA3-18-114): Approval with conditions.
- e) Application for a Type IV Certificate of Appropriateness (CA4PH-18-117) for A demolition due to a threat to public health and safety at **19 Randolph St.** property is zoned Martin Luther King, Jr. Landmark District (Subarea 2).
Applicant: Bridget Jackson
831 Lake Ave.
Staff recommendation: Defer to the April 25, 2018 Commission meeting.
Commission voted: Deferral to the May 23, 2018 Commission meeting.

- f) Application for a Type II Certificate of Appropriateness CA2-18-118 for front porch alterations at **1298 Oak St.** property is zoned R-4A / West End Historic District / Beltline.
Applicant: Adam Abdel-Hafez
2135 Lake Park Dr. SE
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-18-119) for a subdivision of one (1) lot into two (2) lots at **288 Little St.** Property is zoned NC-7 / Grant Park Historic District (Subarea 1).
Applicant: Home Care Provider, LLC: Doug Lueder
673 Cherokee Ave. SE
Staff recommendation: Approve.
Commission voted: Approval.
- k) Application for a Type III Certificate of Appropriateness (CA3-18-123) for alterations and additions at **183 & 187 Edgewood Ave. SE** property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Affordable Housing Solutions: Judith Caira
191 Edgewood Ave. SE
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.
- o) Application for a Review and Comment (RC-18-130) for the demolition of an Atlanta Public School facility at **187 Wesley Ave. NE** property is zoned R-5.
Applicant: Dietrich Bankhead
225 Peachtree St. NE, Suite 1600
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: Confirm the delivery of comments at the meeting.
- p) Application for a Review and Comment (RC-18-131) for alterations at **1 Margaret Mitchell Square (Atlanta Fulton Public Library – Central Branch)** property is zoned SPI-1 (Subarea 7).
Applicant: Alfred Collins
Central Library, One Margaret Mitchell Square
Staff recommendation: Confirm the delivery of comments at the meeting.
Commission voted: Confirm the delivery of comments at the meeting.

Cases deferred from previous meetings:

- q) Application for a Type III Certificate of Appropriateness (CA3-18-037) for a new single family home at **157 Powell St Se.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline
Applicant: Patrick Chopson
50 Hurt St.
Deferred March 28, 2018
Staff recommendation: Approve with conditions.
Commission voted: Approval with conditions.

- s) Application for a Type III Certificate of Appropriateness (CA3-18-096) for a special exception to allow a 6' high privacy fence/wall in the half-depth front yard where otherwise a 4' high fence is permitted at **658 Home Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Larry Baker

658 Home Ave.

Staff recommendation: Approve.

Commission voted: Approval.

5. Other Business

6. Adjournment