



# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 2535 Santa Barbara Drive NW  
**APPLICATIONS:** CA2-18-109 (alterations)  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Collier Heights Historic District

**Other Zoning:** R-4

**Date of Construction:** 1958, Inventory

**Property Location:** North side of Santa Barbara Dr., between Chilton and Hamilton E. Holmes drives

**Contributing (Y/N)?:** Yes      **Building Type / Architectural style:** Plain Ranch House

### **Project Components Subject to Review by the Commission:**

- Removal of vinyl / Masonite siding and installation of cementitious clapboard siding
- Replacement, reconfiguration, and enclosure of original windows and doors on the front and sides of the house;
- Repair of existing masonry carport support and front patio landing

### **Project Components NOT Subject to Review by the Commission:**

- Alterations to the rear of the principal structure not visible from a public street/park

**Relevant Code Sections:** Section 16-20Q.006

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** Replacement of the existing windows and doors and removal of non-historic synthetic siding on the front, sides, and rear of the house were performed without a permit or approval by the Commission.

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20Q of the City of Atlanta Zoning Ordinance.

As this is an interior lot, the Staff finds only the front and side facades are visible from the public street and fall under the purview of the Commission.

### Alterations

#### Siding

The Applicant has removed the non-historic synthetic (vinyl) siding on the front (carport) and sides of the house to reveal a plywood or fiberboard siding material that was located underneath. The Applicant proposes to install cementitious, horizontal clapboard siding over the existing subsurface material. The District regulations require siding materials to meet the compatibility rule with regard to the presence and dimensions of the exposed face of lap siding. A cursory review of other contributing houses along the Santa Barbara Drive blockface indicates vertical wood paneling is the most common type of exposed wood siding. Staff recommends the proposed siding material is compatible in material, design, and reveal with other contributing houses along the block face (north side of Santa Barbara Drive between Chilton and Hamilton E. Holmes drives).

#### Windows

The original windows on the front and sides of the house have all been replaced and the Applicant proposes to enclose the central front window with brick or siding. Based on before and after photographs submitted by the Applicant, the replacement wood double-hung window on the left side of the façade matches the design of the original window; however, the windows on the right side of the façade and on the right side of the house were originally two-over-two, double-hung sash units. The District regulations require replacement windows match the originals in light design, function, materials, shape, and size. As such, if the original windows are no longer on site and cannot be feasibly retrieved, Staff recommends the three replacement windows (one on the right façade and two on the right side) be unclad wood, two-over-two, double-hung sash units to match the originals. Further, Staff recommends the central window remain unenclosed and be replaced with a one-over-one, unclad wood, double-hung sash window to match the original in material, shape, and size.

#### Doors

The original front door has been replaced with six-panel metal or fiberglass units with four lights. The carport door not consists of a six-panel metal or fiberglass door. A review of the District inventory photography does not provide any clarification regarding the original designs or materials of the original two doors. While Staff finds the designs of both doors compatible with the house, it is unclear if the materials of the two doors meet the compatibility rule as required by the District regulations. Most likely, original doors for a mid-century Ranch House would have been wood. Staff recommends the Applicant demonstrate the two replacement doors be wood or meet the compatibility rule.

The Applicant also proposes to replace a non-historic metal door on the carport storage room. Staff recommends the replacement door be compatible with the architectural style of the house or meet to the compatibility rule, per the District regulations.

#### Masonry repair

The Applicant proposes to repair the damaged carport masonry support column and entrance stoop landing. Based on photographs provided by the Applicant, both components are in need of repairs. Staff recommends the brick carport support column be retained and repaired in-kind. Further, Staff recommends any repairs to the entrance stoop matches the original in shape, size, and materials.

### **STAFF RECOMMENDATION: Approval conditioned upon the following:**

1. The proposed siding on the front and sides of the house meet the compatibility rule with regard to material, design, and reveal, per Section 16-20Q.006 (1)(h);
2. The three identified replacement windows on the façade and right side shall be two-over-two, unclad wood, double-hung sash units to match the originals in light design, materials, shape and size. Further, the central window opening shall remain unenclosed and the replacement window shall be

3. one-over-one, unclad wood, double-hung sash unit to match the original in light design, material, shape, and size, per Section 16-20Q.006 (2)(c);
4. The replacement front door and two carport doors shall be compatible with the architectural style of the structure or shall be subject to the compatibility rule, per Section 16-20Q.006 (2)(d);
5. The carport column support shall be retained and repaired in-kind, per Section
6. Repairs of the entrance stoop shall match the original in shape, size, and materials, per Section 16-20Q.006(10)(d); and,
7. Staff shall review and, if appropriate, approve the final plans.

cc: Applicant  
Neighborhood  
File



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 1118 Oglethorpe Avenue SW  
**APPLICATIONS:** CA2-18-120 (alterations, sitework)  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** West End Historic District

**Other Zoning:** R-4A / Beltline

**Date of Construction:** c. 1900, Staff assessment

**Property Location:** South side of Oglethorpe Ave., between Queen and Lawton streets

**Contributing (Y/N)?:** Yes      **Building Type / Architectural style:** Craftsman Bungalow

### **Project Components Subject to Review by the Commission:**

- Removal of vinyl siding; repair of wood clapboard siding
- Repair of front porch railing

### **Project Components NOT Subject to Review by the Commission:**

- Replacement of non-historic windows and doors
- Rear deck
- Privacy fence
- Interior renovations

**Relevant Code Sections:** Section 16-20G.006 and Section 16-28.008

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20G of the City of Atlanta Zoning Ordinance.

As this is an interior lot, the Staff finds only the front and side facades are visible from the street and therefore fall under the purview of the Commission. Project components such as the rear deck, fence, and replacement of non-historic windows are doors are subject to Staff review.

**Project Components Subject to Commission Review**

The Applicant proposes to remove the non-historic vinyl siding and repair the existing wood siding underneath where needed. Staff recommends repair or replacement of damaged or deteriorated wood siding and trim be done in-kind to match the original siding in material, scale and direction.

The Applicant proposes to amend the height of the porch railing with plane extensions, where needed, to meet the required code height. Staff notes that height plane extensions may only be required on the sides of the porch where the porch exceeds 30” above grade. Staff recommends if height plane extensions are required to meet the 36” code requirement on the porch side railings, the plane extension shall be attached to the top rail only and not be attached into the porch columns or masonry piers.

**Project Components Subject to Staff Review**

The Applicant proposes to replace one non-historic front door (on the left side of the façade) with a wood, Craftsman Style door. Staff the proposed replacement door is compatible with the character of the turn-of-the-century Craftsman Style Bungalow and therefore meets the District regulations.

The project scope also calls for the removal and replacement of non-historic windows on the rear of the house with three, six-over-six, double-hung sash windows and the replacement of the rear, non-historic door with a Craftsman style wood exterior door. Staff has no concerns with these components of the project.

Staff finds the proposed wood deck at the rear of the building to be compliant with the District regulations.

The Applicant proposes to install a 6-ft. wood privacy fence on the east side and rear of the property that ties into the existing privacy fence on the west adjacent lot. The privacy fence is classified as wall by the underlying R-4A zoning, given that it is less than 50% open and prohibits the passage of light and air. Staff finds the proposed privacy fence meets the District and underlying zoning regulations.

**STAFF RECOMMENDATION: Approval conditioned upon the following:**

1. If original wood siding is beyond repair, the damaged, deteriorated, or missing sections shall be documented to staff through detailed annotated photographs prior to in-kind replacement, per Section 16-20G.006(2)(d);
2. If height plane extensions are required on the porch side railings to meet building code, Staff recommends the plane extension shall be painted wood and be attached to the top rail and not be connected to the porch columns or masonry pier supports, per Section 16-20G.006 (9)(d); and,
3. Staff shall review and, if appropriate, approve the final plans.

cc: Applicant  
Neighborhood  
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## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 377 Edgewood Avenue SE

**APPLICATIONS:** CA2-18-126 (alterations)  
CA3-18-128 (variance)

**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** MLK, Jr. Landmark District (Subarea 3)      **Other Zoning:** N/A

**Date of Construction:** 1940

**Property Location:** On the southeast corner of the intersection of North Highland Ave. and St. Charles Pl.

**Contributing (Y/N)?:** Yes      **Building Type / Architectural style:** Box-Type Station/Art Moderne elements

**Project Components Subject to Review by the Commission:**

1. Replacement of two exterior windows and panels with vertical fixed windows; and,
2. Variance to allow a dumpster between the principal structure and the public street

**Project Components NOT Subject to Review by the Commission:** N/A

**Relevant Code Sections:** Section 16-20C.008 and Section 16-26.003

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** CA2-17-459 (revision of plans)

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval (CA3-18-128) and Approval with conditions (CA2-18-126)

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20C of the City of Atlanta Zoning Ordinance.

Variance

The Applicant seeks a variance from the District regulation to allow the dumpster to be located between the principal building and the street (William Holmes Borders Dr.). In their variance justification, the Applicant cites the property is bounded by two public streets along with a rear alley and the building is not able to expand toward the front (north) of the lot. The Applicant further states that the building permit was issued in 2003 for the dumpster pad in its existing location, prior to the revision of the District regulations, and relocation of the dumpster would cause an economic hardship. Finally, the Applicant notes the dumpster has been in its current location since 2003 with no recorded incident or detriment to the public good.

Staff finds that the purpose and intent of the regulation requiring dumpsters to be located to the rear of the principal structure is to reduce their visibility to, and impact on, the public street. While Staff finds that if an alternative design was proposed that shifted the proposed addition to the west side of the principal structure, the dumpster could be placed in the southeast corner of the lot, eliminating the need for a variance to place the dumpster between the principal building and the public street. However, this configuration would necessitate a variance to allow an encroachment into the setback of the half-depth front yard along the William Holmes Borders Dr. frontage while still requiring a variance to allow the dumpster to be visible from the public street (Edgewood Ave.). Further, Staff finds the shift of the proposed design to the west side of the principal structure would substantially increase the visual impact of the addition when viewed from both public streets and notes the dumpster, unlike the proposed addition, could be feasibly moved at a later date. The requested variance is essentially the “lesser” of other variances that would potentially be required to accommodate its location on another section of the lot. Therefore, Staff recommends approval of the the requested variance to allow the dumpster to remain in its current location.

Alterations

The Applicant proposes to replace two clearstory windows and non-original recessed panels on the west side of the building with vertical, glass fixed windows. While the proposed alteration will enlarge two original window openings, the sizes, shapes and materials of the storefront two windows appear to be compatible with the character of the building. Further, the placement of the windows within two recesses that originally contained exterior restroom doors still allows for the original fenestration pattern on the building wall to be expressed.

**CA3-18-128 (Variance)**

**STAFF RECOMMENDATION: Approval for a variance to allow a dumpster to be located between the principal building and the street based upon the following:**

1. The plans meet the conditions for granting a variance, per Section 16-26.003(1);

**CA2-18-126 (Alterations)**

**STAFF RECOMMENDATION: Approval conditioned upon the following:**

1. Staff Shall review and if appropriate, approve the final plans.

cc: Applicant  
Neighborhood  
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## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 732 Grant Street  
**APPLICATION:** CA3-18-125  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District **Other Zoning:** R-5

**Date of Construction:** New Construction

**Property Location:** South of Bass Street and North of August Avenue

**Contributing (Y/N)?** No **Building Type / Architectural form/style:** New Construction Queen Anne

**Project Components Subject to Review by the Commission:** Components of new construction house

**Project Components NOT Subject to Review by the Commission:** Interiors

**Relevant Code Sections:** 20K.007

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Deferral to April 25<sup>th</sup> Meeting

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20K of the City of Atlanta Zoning Ordinance.



### **Site plan**

The main structure's setbacks are 7 feet on the sides and rear. 30 feet for the front setback. Lot requirements: minimum street frontage of 50 ft, maximum lot coverage of 55% and minimum lot area of 7,000 sq. Ft. The Applicant has complied to the R-5 standards for setbacks and Lot requirements. While 7 feet setbacks for the sides the rear work for both R-5 and the District, the front setback is based on the compatibility requirement set for the District. The has provided three contributing structures for comparisons, the Applicant does not provide information regarding setbacks to all for the compatibility comparison. Staff recommends the Applicant provide the front setback of the three contributing structures provided.

- **Walkway**

On the site plan the Applicant provided, there is no indication of a walkway leading from the main public sidewalk to the main structure. The District regulations for new construction requires there be a paved walkway from the front sidewalk to the front entry of the principal structure. Staff recommends the Applicant provide a paved walkway from the front sidewalk to the principal structure and note that on the plans.

### **Porch**

The Applicant has proposed a full-width porch. Staff recommends to the Applicant that the porch needs to be 7ft depth and 6 dept. The side porch needs to be 4ft in depth.

### **Foundation**

The brick foundation is a permitted material and the Staff has no concern with this proposal.

### **Steps**

Steps with risers are shown on the plans, however the Applicant has not provided detail information of the construction of the steps. Staff recommends the step risers be no less than six inches in height and all steps be closed risers and ends.

### **Roof**

Two roof forms have been proposed above the front façade of the principal structure: Gable and Hipped. The Applicant has not indicated the pitch of the roof. The pitch of the roof shall be a minimum of 6 in 12. Staff recommends the Applicant note the pitch of the roof on the plans.

### **Windows**

6 over 1 grouped and sing wood windows with 1x4 trim for the front façade are being proposed by the Applicant. Any facades that face a public street shall be consistent with the fenestration from other contributing structures or be no less than 15 percent and no greater that 40 percent of the total surface wall area. Staff recommends that the Applicant provide contributing structures in the district that show similar or same fenestration patterns. These contributing structures should have addresses and specific narrative to support the window constructions.

### **Front Door**

The Applicant has not provided information on the front door. Staff recommends the Applicant provide information on the front door.

**STAFF RECOMMENDATION: Deferral to the April 25<sup>th</sup> Meeting**

1. Staff recommends the Applicant provide the front setback of the three contributing structures provided. Sec.16-20K.007(B);
2. Staff recommends the Applicant provide a paved walkway from the front sidewalk to the principal structure and note that on the plans. Sec.16-20K.007(B)(2);
3. Staff recommends to the Applicant that the porch needs to be 7ft depth and 6 dept. The side porch needs to be 4ft in depth. Sec.16-20K.007(B)(7);
4. Staff recommends the step risers be no less than six inches in height and all steps be closed risers and ends. Sec.16-20K.007(B)(7);
5. Staff recommends the Applicant note the pitch of the roof on the plans. Sec.16-20K.007(B)(5);
6. Staff recommends that the Applicant provide contributing structures in the district that show similar or same fenestration patterns. These contributing structures should have addresses and specific narrative to support the window constructions. Sec.16-20K.007(B) (22);
7. Staff recommends the Applicant provide information on the front door. Sec.16-20K.007(B) and
8. Staff shall review final plans and documentation.

cc: Applicant  
Neighborhood  
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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 897 Edgewood Ave  
**APPLICATION:** CA3-18-092  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Inman Park Historic District **Other Zoning:** R-5/Beltline

**Date of Construction:** 1890

**Property Location:** North of Waverly way and South of Delta Place

**Contributing (Y/N)?** Yes, **Building Type / Architectural form/style:** Victorian

**Project Components Subject to Review by the Commission:** Variance Maximum for lot coverage, Demolition of existing garage and construction of a new garage with a 2-bedroom, 1 bath apartment above.

**Project Components NOT Subject to Review by the Commission:** Interior work

**Relevant Code Sections:** Sec. 16-20L.006 (5)(b)(1), Sec. 16-26.003.

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

### SUMMARY CONCLUSION / RECOMMENDATION:

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 28 and Chapter 201 of the City of Atlanta Zoning Ordinance.

**Variance**

The Applicant has requested a variance for the lot coverage from 55% to 56.2%

- Extraordinary and Exceptional conditions:

Although, the Applicant explains that the new accessory structure is using the exiting footprint of the existing garage and Staff does notes that the Applicant is using the same footprint to build the new accessory structure, the Applicant has not explained how the property in question is extraordinary or exceptional to merit an increase in lot coverage. Staff recommends the Applicant provide a narrative that is specific to this request.

- Unnecessary Hardship

The Staff finds the explanation for the unnecessary hardship with using the zoning ordinance of the City of Atlanta to not support the need for the variance. The Applicant does not provide a narrative that specifically address the hardships of using the City's ordinances that are currently in place.

- Peculiar Conditions

Being that the Applicant's lot is larger than usual, Staff recognizes that the development of the lot would call for different designs than a standard lot. And being that the garage has literally been on the same blueprint for at least 50 years, Staff recognizes that need to change this pattern is peculiar.

- Detriment to public good or impair the zoning

Staff finds as the Applicant the historic placement or relation to the other accessory structures near are not adversary affected.

Applicant does not meet all four criteria for the variance according to **Sec. 16-26.003.**

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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 248 Oakland Avenue  
**APPLICATION:** CA2-18-060  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Oakland Cemetery Landmark District      **Other Zoning:**

**Date of Construction:** N/A

**Property Location:** North of Oakland Avenue and South of Boulevard Ave

**Contributing (Y/N)?** Yes,      **Building Type / Architectural form/style:** N/A

**Project Components Subject to Review by the Commission:** Construction of a granite Victorian mausoleum for 4 walk-in crypts.

**Project Components NOT Subject to Review by the Commission:** N/A

**Relevant Code Sections:** Chapter 20E and Section 16-20.009

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 28 and Chapter 20E of the City of Atlanta Zoning Ordinance.

**Mausoleum**

The Applicant proposes to construct a walk-in granite mausoleum for 4 crypts. Relying Section on 16-20.009(7) which states that “wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired,” Staff recommends the applicant provide a photographic and archival record showing the mausoleum from inception so to be adopted into cemetery’s permanent records for future use by researchers and cemetery rehabilitation and maintenance staff.

**STAFF RECOMMENDATION:** Approval

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Commissioner

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## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 382 Sinclair Ave. NE  
**APPLICATION:** CA3-18-115  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Inman Park Historic District **Other Zoning:** R-5/Beltline

**Date of Construction:** 1908

**Property Location:** South of Colquitt Avenue and North of Washita Avenue

**Contributing (Y/N)?** Y **Building Type / Architectural form/style:** Craftman

**Project Components Subject to Review by the Commission:** Additions: rear, dormers

**Project Components NOT Subject to Review by the Commission:** Interior work and renovations not visible from the public street or park.

**Relevant Code Sections:** Sec. 16-20L.006 (5)(b)(1), Sec. 16-26.003.

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION: Approval Upon Conditions**

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 28 and Chapter 201 of the City of Atlanta Zoning Ordinance.

**Rear Addition**

The new addition is at the rear of the principal structure. It is no higher than the existing structure. Staff finds no concern with the overall proposal.

**Roof Material**

The Applicant proposes to use and match asphalt shingles on the new roof of the main structure. Staff has no concern with this proposal.

**Dormers**

The Applicant proposes to add dormers to the unfinished attic. The compatibility rule shall apply to design elements, if visible from a public street or park upon completion. Staff recommends the dormers are compatible with the principal structure in style and height.

**Siding**

Smooth-face cementitious siding for the new addition is proposed matching the existing cementitious siding. Cementitious siding is a permissible siding material for the district. Staff has no concern with this proposal.

**Windows**

Three new windows on the new addition are proposed by the Applicant. These windows are 9 over 1, vertical in orientation with simulated divided lite which are like the existing windows on the main structure. Staff has no concern with this proposal.

**Foundation**

Hard coat stucco is proposed for the foundation of the addition. The regulation requires that the foundations shall constitute a distinct building design element and shall contrast with the primary façade siding material. Staff finds the stucco is a contrast with the smooth-face cementitious siding allowing for a distinct pattern to form. Staff has no concern with this proposal.

**Deck**

The Applicant proposes to construct a deck that sits at the rear of the main structure and is no wider than the width of the main structure nor projects between the of the existing house windows. This is an acceptable construction. Staff has no concern with this proposal.

**Parking Pad**

The Applicant proposes to use an alley to access a new proposed parking pad at the rear of the main structure that will not extend beyond the façade. The District Regulations encourages the use of the alley to access parking. Staff has no concern with this proposal.

**Fence**

The Applicant propose to construct a 6-foot fence at the rear of the proposed concrete parking pad. Staff has no concern with this proposal.

**STAFF RECOMMENDATION: Approval Upon Conditions**



CA3-18-115  
382 Sinclair Ave. NE

1. The dormers shall be compatible with the principal structure in style and height. Sec.16-20L.006  
and
2. Staff shall review final plans if appropriate the final photography documentation

cc: Applicant  
Neighborhood  
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Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 287-89 Little Street SE and 288 Grant Park Place SE

**APPLICATION:** CA3-18-119 – Subdivision of Lot

**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District (Subarea 1)

**Other Zoning:** NC-7

**Date of Construction:** c. 1915 (287-89 Little St), Staff Assessment / 1922 (288 Grant Park Pl.), Inventory

**Property Location:** The subject properties both occupy corner lots at the intersection of Hill St.

**Contributing (Y/N)?:** No **Building Type / Architectural form/style:** Shotgun & Corner Store (287-89 Little St) / Bungalow (288 Grant Park Pl.)

**Project Components Subject to Review by the Commission:** Lot Subdivision

**Project Components NOT Subject to Review by the Commission:** N/A

**Relevant Code Sections:** Section 16-20K and Section 16-07

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Chapter 20K of the City of Atlanta Zoning Ordinance.

**Lot Subdivision**

A non-contributing, one-story, residence with an attached frame commercial corner-story building is located on the northern end of the existing lot at 287-89 Little Street, while a non-contributing, one-story Bungalow occupies the southern end the lot and fronts Grant Park Place. A wood privacy fence lines Hill St. and encloses the two rear yards of the buildings.

The regulations require all subdivisions of lots to conform to the historic platting pattern in the District with regard to lot size, dimensions, and configurations. Evidence of conformity to the historic platting pattern is provided by the 1932 edition of the Sanborn Fire Insurance Map of Atlanta (Vol. 3, p.354). The map depicts the existing lot at 287-89 Little Street as two lots with dimensions like those contained in the proposed subdivision.

Staff finds the proposed subdivision conforms to the historic platting pattern of the District. The Applicant has also requested that the property at 287-89 Little Street retain the existing NC-7 zoning, while the residential building with frontage on 288 Grant Park Place become R-4. Staff would note the desire for R-4 zoning would require a separate application for a rezoning of the property that is independent of this decision for the subdivision of the lot.

**STAFF RECOMMENDATION: Approval**

cc: Applicant;  
Neighborhood  
File



# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 1073 St. Charles Place NE  
**APPLICATIONS:** CA3-18-121  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Atkins Park Historic District

**Other Zoning:** R-4

**Date of Construction:** 1920

**Property Location:** On the southeast corner of the intersection of North Highland Ave. and St. Charles Pl.

**Contributing (Y/N)?:** Yes      **Building Type / Architectural style:** Craftsman Bungalow

**Project Components Subject to Review by the Commission:** Special exception to allow a 6-ft. tall wood privacy fence (wall) in the half-depth front yard along North Highland Ave.

**Project Components NOT Subject to Review by the Commission:** N/A

**Relevant Code Sections:** Section 16-200.006 and Section 16-200.007(F)

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** Associated with CA2S-18-057

**SUMMARY CONCLUSION / RECOMMENDATION:** Approve

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 200 of the City of Atlanta Zoning Ordinance.

Special Exception

Based on the submitted plans and narrative scope of work, the Applicant proposes to relocate approximately 20-linear-feet of an existing 6-ft. high, wood privacy fence that falls within the half-depth front yard of the property on a corner lot at St. Charles Pl. and North Highland Ave. The District regulations only allow fences that do not exceed 4 ft. in height in the front and half-depth front yards. Furthermore, the privacy fence is classified as wall by the underlying R-4 zoning, given that it is less than 50% open and prohibits the passage of light and air.

For fence height/location special exceptions, the Commission is required to make one of the following findings:

1. Such wall or fence is justified by reason of security or privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the character of the neighborhood;
2. Such greater height is justified by requirements for security of persons or property in the area;
3. Such greater height is justified for topographic reasons; or
4. Such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

In the petition for the special exception, the Applicant states the relocation of the 6-ft. high privacy fence will maintain security and privacy of the subject property. According to the petition, the fence will provide security for the homeowners from pedestrians using the adjacent alley and sidewalk along the public street and will create a safety barrier by preventing easy access for their young children to the alley and heavily-trafficked N. Highland Ave. corridor. The Applicant also claims the height, design, and materials of the proposed privacy fence is compatible with other neighboring properties in the District, which have privacy fences enclosing the side and rear yards.

Staff notes the requested Special Exception is only for a 20-ft. portion of the existing privacy fence in the rear corner of the half-depth front yard that will be relocated approximately 3-ft. as part of a proposed site improvement project. A majority of the existing privacy fence along North Highland Ave. will not be moved or altered. A visual review of other properties indicates 6-ft. privacy fences are a common feature in side/rear yards along St. Charles Pl. Also, because the privacy fence is an existing feature that will only shift approximately 3-ft. in its location, any visual impact from the proposed change will be negligible. Finally, given the half-depth front yard and rear yard are higher than the sidewalk and street, the privacy and security of the homeowners would be reduced without the privacy fence, which in turn could impact the continued use of the rear yard. Based on the Applicant's responses Staff finds the request meets criteria 1 and 2.

Staff would note that the design of the fence is subject to approval by the Staff. After reviewing the fence design, Staff has no concerns with the proposed fence.

**STAFF RECOMMENDATION: Approval.**

cc: Applicant  
Neighborhood  
File



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 872 Hall Street SW  
**APPLICATION:** CA2-18-124  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Oakland City Historic District      **Other Zoning:** Beltline Overlay

**Date of Construction:** 1945

**Property Location:** South of Ewing Place and North of Donnelly Avenue.

**Contributing (Y/N)?** **Building Type / Architectural form/style:** English Vernacular Revival

**Project Components Subject to Review by the Commission:** Exterior renovations.

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** Sec. 16-20M, Sec. 16-20M.013 (2)(q) and Sec. 16-20M.013 (2)(o)(1)

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

### **Roof**

The Applicant floor plans and elevations have indicated an addition to the main structure that will result in a different massing on the roof structure that is visible on the left and right elevations. While there is a difference in the massing of the house, the new roof line complies with the form and pitch of the primary roof of the primary structure. Staff has no concern with this.

### **Shingles**

Asphalt Shingles are proposed for the new roofing material. Since the Applicant is replacing asphalt with asphalt and this material is acceptable and, Staff has no concern with this.

### **Siding**

The Applicant proposes to use smooth-face cementitious siding with a with 5-inch reveal on the new addition. Subject to the compatibility rule smooth-finish cementitious lap siding is permissible building materials for the façades of the principal structure. Staff recommends the Applicant provide photographic evidence from the block face that cementitious siding is present in the on the blockface.

### **Molding**

The Applicant propose to remove and replace the 3 feet rake molds on the 1x6 on the front elevation. Staff recommends the Applicant the features be replaced in kind so that the historic characteristic remains the same.

### **Windows**

New 6 over 6 wood windows are being proposed on the rear and left elevation of the main structure. Since the rear elevation is not visible from the public right-away, staff is not concern with this. Staff's comments will only address the propose new wood window on the left elevation. The new wood window proposed is 8 over 8 with true divided lite. The new window is replacing an aluminum window and mimics the original windows on the left elevations that are not being replaced. Staff is not concern with the new window replacement, however Staff does recommend that plans note the new window maintains the size and shape of the original window opening.

### **STAFF RECOMMENDATION: Approved conditioned upon the following:**

1. The Applicant shall provide photographic evidence from the block face that cementitious siding is present in the district. Sec. 16-20M.013 (2)(q);
2. The Applicant shall replace in kind the 3 feet rake molding on the 1x6 on the front elevation. The features be replaced in kind so that the historic characteristic remains the same Sec. 16-20M.013;
3. The Applicant shall provide a narrative and photo that demonstrates that the window maintains the size and shape of the original window opening. Sec. 16-20M.013 (2)(o) (1) and
4. Staff shall review and approval final plans.

cc: Applicant  
Neighborhood  
File



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 223 Linkwood Road  
**APPLICATION:** CA3-18-127  
**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Collier Heights Historic District                      **Other Zoning:** R-4

**Date of Construction:** 1960

**Property Location:** North of Linkwood Place and South of Tribble Avenue

**Contributing (Y/N)?** Y    **Building Type / Architectural form/style:** Mid-modern

**Project Components Subject to Review by the Commission:** Sunroom Addition

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** Sec. 16-20Q.005, Sec.16-20Q.006

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20Q of the City of Atlanta Zoning Ordinance.



**Addition**

The Applicant proposes to add a screened room to the main structure. Staff has no concern with the new addition because it reinforces the historic architectural character of the entire existing contributing structure. However, the new screened room will be constructed on the rear and side of the main structure possibly subjecting it to views from the public-right of the way. Staff recommends the Applicant provide photographic documentation from different angles showing that the new addition cannot be seen from the public right-away

**Wall and fenestration**

The Applicant proposes to alter the ratio of openings to solid; the scale, size, proportion, and location of all openings of the side elevations of the main structure. This scope of work is governed by the compatibility rule. Staff recommends the Applicant provide a narrative and photographic documentation showing the allowable fenestration pattern.

**STAFF RECOMMENDATION: Approved conditioned upon the following:**

1. The Applicant shall provide photographic documentation from different angles showing that new addition cannot be seen from the public right-away. Sec. 16-20Q.005 (1)(g);
2. The Applicant shall provide a narrative and photographic documentation showing the allowable fenestration pattern. Sec. 16-20Q.005 (2)(f); and
3. Staff shall review and approval final plans.

cc: Applicant  
Neighborhood  
File



# CITY OF ATLANTA

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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 187 Wesley Avenue NE (Ragsdale Elementary School)

**APPLICATION:** RC-18-130

**MEETING DATE:** April 11, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** None **Other Zoning:** R-5

**Date of Construction:** c. 1955, Staff Assessment

**Property Location:** The subject property is a one-story L-shape plan, elementary school fronting Wesley Ave. in the Edgewood neighborhood

**Contributing (Y/N)?:** N/A **Building Type / Architectural form/style:** General Modern

**Project Components Subject to Review by the Commission:** Demolition of existing building, grading, seeding, and donation of the property to the community/neighborhood.

**Project Components NOT Subject to Review by the Commission:** N/A

**Relevant Code Sections:** Section 6-4043 and Section 16-20.009

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Confirm the delivery of comments at the meeting

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Chapter 20 of the City of Atlanta Zoning Ordinance and Section 6-4043 of the Atlanta City Code

Demolition of existing structure

The project scope consists of the demolition of an existing, one-story, elementary school building that is no longer in use. The school occupies a large lot within a residential section of the Edgewood neighborhood. It faces Wesley Avenue to the west and is bounded by Alva St. to the south. According to the Applicant, the property will be regraded, seeded and donated to the community or neighborhood following demolition.

While Staff finds the decision to donate the property to the neighborhood or other community organization commendable, there are concerns about the loss of Atlanta Public School property in a neighborhood that is experiencing rising costs for land acquisition. Staff suggests the Applicant discuss how this property may be used in the future and how the loss of this property may affect future APS needs in the area.

**STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting**

cc: Applicant;  
File