



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TIM KEANE
Commissioner

Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
May 09, 2018 at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:

Consent Agenda:

- a) N-18-160 / (D-18-160) Nomination of **881 Ponce De Leon Ave Ne.** to a Landmark Building / Site (LBS) designation to be known as **Virginia Court Apartments LBS.** Property is zoned MRC-2-C / Beltline.
Applicant: Douglas H.R. Young - City of Atlanta
55 Trinity Ave
Staff Recommendation: Defer until the May 23, 2018 Commission meeting.
- b) Application for a Type II Certificate of Appropriateness (CA2-18-142) for a revision to previously approved plans (alterations and an addition) at **610 Boulevard Se.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Debra Dewitt
610 Boulevard Se
Staff Recommendation: Approve with conditions.
- c) 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: Denial without prejudice.

- d) Application for a Type III Certificate of Appropriateness (CA3-18-169) for alterations and a rear addition at **714 Lexington Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Rdk Consulting, Llc
1507 Wedmore Ct., Smyrna
Staff Recommendation: Defer to the May 23, 2018 Commission meeting.
- e) Application for a Type II Certificate of Appropriateness (CA2-18-173) for a revision to previously approved plans (new single-family home) at **765 Pearce St Sw**. Property is zoned R-4A / Adair Park Historic District / Beltline.
Applicant: Meshan Martin
765 Pearce St
Staff Recommendation: Approve with conditions.
- f) Application for Type III Certificates of Appropriateness (CA3-18-138) for a variance to allow a reduction in the Clifton Rd. front yard setback from 168' (required) to 100' (proposed); and, (CA3-18-137) for construction of 4 new single-family dwelling units at **1609 Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District.
Applicant: South Ponce Phase I, Llc
3235 Roswell Road, Unit 400
Staff Recommendation: Defer to the May 23, 2018 Commission meeting.
- g) Application for a Type II Certificate of Appropriateness (CA2-18-145) for site work relating to the replacement of an existing retaining wall and a new fence, at **788 Tift Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Trent Gaines
555 Terrace Avenue
Staff Recommendation: Approve with Conditions.
- h) Application for a Type II Certificate of Appropriateness (CA2-18-135) for site work relating to a new fence at **1953 Whittier Ave Nw**. Property is zoned R-4A / Whittier Mill Historic District.
Applicant: Michael David Bracewell
1953 Whittier Avenue, NW
Staff Recommendation: Approve with Conditions.
- i) Application for a Type II Certificate of Appropriateness (CA2-18-141) for site work related to a new fence at **901 Oakhill Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Shaun Herbert
901 Oakhill Ave SW
Staff Recommendation: Approve
- j) 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: Approve with Conditions.

- k) 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: Approve with Conditions.
- l) Application for a Type III Certificates of Appropriateness (CA3-18-158) for a variance to allow a slab on grade foundation where otherwise prohibited; and, (CA3-18-157) for a rear addition at **616 Atlanta Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Metro Atlanta Permits
3094 Brook Dr., Decatur
Staff Recommendation: Approve with Conditions
- m) 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 June 13, 2018 Commission meeting.
- n) Application for a Review and Comment (RC-18-168) for alterations and an addition at **97 Brighton Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Chris Hamilton
1095 Zonolite Rd.
Staff Recommendation: Send a letter with comments to the Applicant.

Cases originally scheduled for the April 25, 2018 Commission meeting:

- a) Application for a Type IV Certificate of Appropriateness (CA4ER-18-133) for demolition of a residential building due to an unreasonable economic return at **1034 Euclid Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Brian Polinsky
680 Boulevard Se
Staff Recommendation: Initiate Type IV demolition review process.
- b) Application for a Type II Certificate of Appropriateness (CA2-18-135) for site work relating to a new fence at **1953 Whittier Ave Nw**. Property is zoned R-4A / Whittier Mill Historic District.
Applicant: Michael David Bracewell
1953 Whittier Avenue, Nw
Staff Recommendation: Approve with conditions.

- c) Application for a Type II Certificate of Appropriateness (CA2-18-136) for site work relating to a new fence at **685 Elbert St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Teneka Williams
685 Elbert Street Sw
Staff Recommendation: Approve with conditions.
- d) Application for a Type II Certificate of Appropriateness (CA2-18-144) for alterations and site work at **1011 Dimmock St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Evans Thompson
1 Polk Street # 1408
Staff Recommendation: Approve with conditions.
- e) Application for a Type II Certificate of Appropriateness (CA2-18-148) for alterations at **2853 Oldknow Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Orlando McDaniel
27 Howell Drive
Staff Recommendation: Approve with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-18-147) for a variance to allow a lack of a sidewalk along the Albion Ave half-depth front yard where otherwise required, to increase the Washita Ave. front yard setback from a maximum of 14.5' (required) to 32.3' (proposed), to allow a decrease in the Albion Ave. half-depth front yard from a minimum of 8.3' (required) to 3' (proposed), to allow parking between the principal structure and Washita Ave., to allow an increase in the allowable driveway width from a maximum of 10' (required) to 16.5' (proposed), and to allow an accessory structure in the Washita Ave. front yard; and, (CA3-18-146) for a new single family house at **993 Albion Ave Ne**. Property is zoned RG-1 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Avenue, Ne
Staff Recommendation CA3-18-147: Approve.
Staff Recommendation CA3-18-146: Approve with conditions.
- g) 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; and, (CA3-18-149) for a consolidation of two (2) lots into one (1) lot 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: CA3-18-112: Defer to the May 23, 2018 Commission meeting.
CA3-18-111: Defer to the May 23, 2018 Commission meeting.
CA3-18-149: Defer to the May 23, 2018 Commission meeting.

- h) 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: Approve with conditions.
- i) 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: Approve with conditions.

Cases originally scheduled for May 9, 2018:

- a) Application for a Review and Comment (RC-18-175) for Review and comment on In Rem Demolitions from the March 2018 In Rem Meeting at **55 Trinity Ave**. Properties are zoned variously.
Applicant: Tonja Halton-Mincey
808 Pollard Blvd.
Staff Recommendation: Confirm the delivery of comments at the meeting.
- b) Application for a Type II Certificate of Appropriateness (CA3-18-128) for a variance to allow a dumpster between the principal structure and William Holmes Border Dr., where otherwise prohibited; and, (CA2-18-126) for revision to plans previously approved by the Commission at **377 Edgewood Ave Se**. Property is zoned
Applicant: Dana Armour
283 Prospect Place
Deferred on April 11, 2018
**Staff Recommendation: CA3-18-128: Approve
CA2-18-126: Approve with conditions.**
- c) Application for a Type III Certificate of Appropriateness (CA3-18-155) for a new single family home at **273 Glenwood Ave Se**. Property is zoned R-5 / Grant park Historic District (Subarea 1).
Applicant: Hunter Homes & Properties, Inc.
827 Fairway'S Ct., Stockbridge
Staff Recommendation: Approve with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-18-161) for alterations and additions at **788 Lowndes St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Metro Atlanta Permits
3094 Brook Dr., Decatur
Staff Recommendation: Defer to the May 23, 2018 Commission meeting.

- e) Application for a Type II Certificate of Appropriateness (CA2-18-163) for site work at **790 Lullwater Rd Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Maggie Glezer
790 Lullwater Rd.
Staff Recommendation: Approve with conditions.

- f) Application for a Type III Certificate of Appropriateness (CA3-18-164) for alterations, an addition, and site work at **822 Oakdale Rd Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Cody Patton
1698 Fernleaf Cir.
Staff Recommendation: Approve with conditions.

- g) Application for a Section 106 Review and Comment (RC-18-165) for a new single family home at **797 Neal St Nw**. (Required by a Citywide Programmatic Agreement)
Property is zoned R-4A.
Applicant: Javier Garcia
878 Rock St.
Staff Recommendation: Confirm delivery of Section 106 comments at the meeting.

- h) Application for a Type II Certificate of Appropriateness (CA2-18-166) for alterations at **430 Holderness St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Rick Baggenstoss
2596 Midway Rd.
Staff Recommendation: Approve with conditions.

- i) Application for a Type II Certificate of Appropriateness (CA2-18-167) for alterations at **671 Hugh St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Sherina Pate
5220 Country Lake Court, Lilburn, Ga 30047
Staff Recommendation: Approve with conditions.

Cases deferred from previous meetings:

- 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: Gail Mooney
657 Lake Dr.
Deferred March 28, 2018

Staff Recommendation: Approve with conditions.

- b) 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: Approve with conditions.

5. Other Business

6. Adjournment