



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

Office of Design

AUDC MINUTES **May 9, 2018**

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, May 9, 2018 beginning at 4:30 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
Mr. Garfield Peart
Ms. Julie Brow

Staff present:

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

Visitors present included:

Ms. Kathi Woodcock	Ms. Naomi Grishman	Ms. Laurel David
Mr. Shaun Herbert	Mr. Brian Donahue	Ms. Gail Mooney
Mr. Adam Stillman	Ms. Maggie Glezer	Ms. Rich Bagenstoss
Mr. Nicholas Forest	Mr. Matt Levin	Mr. David Bracewell
Mr. Zane Goodwin	Mr. Jerry Davis	Mr. David Colquett
Mr. Dana Armour	Ms. Rhiannon Stapleton	Mr. Norris Broyles
Ms. Monica Woods	Mr. Brian Polinsky	Mr. Trent Gaines
Ms. Susan Cobb	Mr. Michael Nualla	Mr. Gentry Mander
Ms. Pearlene Thompson	Ms. Erin Fuller	Mr. Jason Cash
Ms. Debra Dewitt	Mr. Cody Patton	Mr. Josh Martin
Mr. Orlando McDaniel	Mr. Gary Pate	
Mr. Henry Griffith	Ms. Jeanne Mills	

Mr. Garfield Peart made the motion to approve the agenda. The Commission voted in favor unanimously. Then Mr. Garfield Peart made the motion to approve the minutes from the meeting of April 11, 2018. The Commission voted in favor unanimously.

Consent portion:

- 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.
Commission Voted: Deferred 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.
Commission Voted: Approved 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.
Commission Voted: Denied 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.
Commission Voted: Deferred 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.
Commission Voted: Approved 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.
Commission Voted: Deferred 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.
Commission Voted: Approved 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.
Commission Voted: Approved 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
Commission Voted: Approved with conditions.
- 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.
Commission Voted: Approved 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.
Commission Voted: Approved 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
Commission Voted: Approved 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.
Commission Voted: Deferred 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.
Commission Voted: Sent 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.
Commission Voted: Initiated Type IV demolition review process.
- 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.
Commission Voted: Approved 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.
Commission Voted: Approved 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.
Commission Voted: Approved 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.
Commission Voted (CA3-18-147): Approved
Staff Recommendation CA3-18-146: Approve with conditions.
Commission Voted (CA3-18-147): Approved 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.
Commission Voted: Approved with conditions.
Staff Recommendation: CA3-18-111: Defer to the May 23, 2018 Commission meeting.
Commission Voted: Approved with conditions.
Staff Recommendation: CA3-18-149: Defer to the May 23, 2018 Commission meeting.
Commission Voted: Approved with conditions.

- 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.
Commission Voted: Approved 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.
Commission Voted: Approved 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.
Commission Voted: Confirmed 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
Commission Voted (CA3-18-128): Approved.
Staff Recommendation (CA2-18-126): Approve with conditions.
Commission Voted (CA2-18-126): Approved 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.
Commission Voted: Approved 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.
Commission Voted: Deferred 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.
Commission Voted: Deferred until the June 13, 2018 Commission meeting.
- 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.
Commission Voted: Approved 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.
Commission Voted: Confirmed the 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.
Commission Voted: Approved 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.
Commission Voted: Approved 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.

Commission Voted: Approved 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.

Commission Voted: Approved with conditions.

5. Other Business

6. Adjournment