



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner
Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
June 13, 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 Portion:

- a) Nomination / Designation (N-17-205 / D-18-205) of **368 Ponce De Leon Ave Ne.** to a Landmark Building / Site (LBS) designation to be known as **The Grove Park Apartments Landmark Building / Site.** Property is zoned C-2.
Applicant: City of Atlanta, Office of Design, Asst. Dir. Historic Preservation Division
55 Trinity Ave Sw Ste. 3350
Staff Recommendation: Defer to the June 27, 2018 Commission meeting.
Commission Vote: Defer to the June 27, 2018 Commission Meeting
- b) Nomination / Designation (N-18-206 / D-18-206) of **512 West Peachtree St Nw.** to a Landmark Building / Site (LBS) designation to be known as **The Lifsey-Smith Company Landmark Building / Site.** Property is zoned SPI-1 (Subarea 2)
Applicant: City of Atlanta, Office of Design, Asst. Dir. Historic Preservation Division
55 Trinity Ave, Ste. 3350
Staff Recommendation: Defer to the June 27, 2018 Commission meeting.
Commission Vote: Defer to June 27, 2018 Commission meeting
- c) Application for a Review and Comment (RC-18-215) for In Rem applications from the April 2018 In Rem review board meeting at **818 Pollard Blvd Sw.** Properties are zoned variously.
Applicant: City of Atlanta Police Department - Code Enforcement
818 Pollard Blvd,
Staff Recommendation: Defer to the June 27, 2018 Commission meeting.
Commission Vote: Defer to the June 27, 2018 Commission meeting

- d) 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.
Deferred on May 09, 2018
Staff Recommendation: Defer to the June 27, 2018 Commission meeting.
Commission Vote: Defer to the June 27, 2018 Commission meeting.
- 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 Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Bridget Jackson
831 Lake Ave.
Deferred on April 11, 2018
Staff Recommendation: Deferral to the June 27, 2018 Commission meeting.
Commission Vote: Defer to the June 27, 2018 Commission meeting.
- f) Application for a Type II Certificate of Appropriateness (CA2-18-223) for alterations at **1130 Alta Avenue Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Elliott Wood
377 10th St. No. 7
Staff Recommendation: Denial without prejudice.
Commission Vote: Denial without prejudice
- g) 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: Approve with conditions.
Commission Vote: Approve with conditions.

- h) Application for a Type III Certificate of Appropriateness (CA3-18-190) for a variance to reduce the rear yard setback from a minimum of 33.9' (required) to 17' (proposed), to reduce the right-side yard setback from a minimum of 23.5' (required) to 15.1' (proposed), to increase the left side yard setback from 5.1' (required) to 6.6' (proposed), to increase the primary mass width from 16.3' (required) to 20' (proposed), and to increase the height from 11' (required) to 14.9' (proposed) for the proposed accessory structures; and a variance to decrease the rear yard setback from 141.8' (required) to 112.2' (proposed), to increase the right side yard setback from 4.5' (required) to 9.6' (proposed), to increase the left side yard setback from 3.1' (required) to 3.5' (proposed), to decrease the allowable building width from 38' (required) to 32' (proposed) and to increase the allowable height from 18.2' (required) to 19.2' (proposed) for the proposed principal structure; and, (CA3-18-189) for construction of a new single-family residence at **152 Powell St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3).
Applicant: David Price
140 Lanier Pl.
Deferred on May 23, 2018
Staff Recommendation: Defer to the January 27, 2018 Commission meeting.
Commission vote: Defer to the January 27, 2018 Commission meeting.

Cases originally scheduled for May 23, 2018:

- a) 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
Deferred on May 9, 2018
Staff Recommendation: CA3-18-138 – Approve.
CA3-18-137- Approve with conditions.
Commission vote: CA3-18-138—Approve
CA3-18-137—Approve with conditions.
- b) Application for Type III Certificates of Appropriateness (CA3-18-166) for alterations at **430 Holderness St., SW**. Property is R4-A/Westend Historic District/Beltline.
Applicant: Rick Baggenstoss
2596 Midway Rd.
Deferred on May 9, 2018
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions

Cases originally scheduled for June 13, 2018:

- a) Application for a Review and Comment (RC-18-225) for site work at **531 Luckie St Nw**. Property is zoned RG-3.
Applicant: Centennial Place Academy
531 Luckie St.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission vote: Confirm the delivery of comments at the meeting.

- b) Application for a Review and Comment (RC-18-235) for a new wastewater treatment building at **2440 Bolton Rd. (RM Clayton WRC)**. Property is zoned I-2.
Applicant: City of Atlanta Department of Watershed Mgmt.
72 Marietta St.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission vote: Confirm to delivery of comments at the meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-18-181) 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 **978 Allene Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jill Gorelick
978 Allene Ave.
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-18-204) for alterations, an addition, and site work at **356 Sinclair Ave Ne**. Property is zoned R5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-18-207) for a new single family home at **1167 Oakland Dr**. Property is zoned R-4A / Oakland City Historic District.
Applicant: Michael Walton
3611 Cleveland Hwy., Gainesville
Staff Recommendation: Defer to the June 27, 3018 Commission meeting.
Commission vote: Defer to the June 27, 2018 Commission meeting.
- f) Application for a Type III Certificate of Appropriateness (CA3-18-208) for alterations and a rear addition at **723 Peeples St Sw**. Property is zoned R-4A/West End Historic District / Beltline.
Applicant: Lowe Construction
202 Camden Industrial Pkwy, Conyers
Staff Recommendation: Approval with conditions.
Commission vote: Approval with conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-18-209) for a special exception to allow a 6' high privacy fence/wall in the half-depth front yards where otherwise a 4' high fence is permitted at **707 Hill St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: John Nowak
707 Hill St.
Staff Recommendation: Defer to the June 27, 2018 Commission meeting.

- h) Application for a Type III Certificate of Appropriateness (CA3-18-214) for alterations, an addition, and site work at **821 Oakdale Rd Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Karen Soorikian
219 Fairfield St.
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions.
- i) Application for a Type II Certificate of Appropriateness (CA2-18-217) for alterations and the painting of unpainted brick at **2937 Collier Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Christopher Wofford
2937 Collier Dr.
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions
- j) Application for a Type III Certificate of Appropriateness (CA3-18-218) for alterations and an addition at **2542 Godfrey Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Flipryte Investments, Inc.
2297 Gracehaven Way, Lawrenceville
Staff Recommendation: Approvewith conditions.
Commission vote: Approve with conditions.
- k) Application for a Type III Certificate of Appropriateness (CA3-18-219) for a new single family home at **1252 Sells Ave Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Patrick Chopson
50 Hurt Plaza, Suite 0655
Staff Recommendation: Deferral to the June 27, 2018 Commission meeting.
Commission vote: Approve with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-18-220) for alterations, additions, and site work at **141 Mangum St Sw**. Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Anthony Gee - 57 Dudley Llc/A
141 Mangum St.
Staff Recommendation: Deferral to the June 27, 2018 Commission meeting.
Commission vote: Deferral to the June 27, 1018 Commission meeting.
- m) Application for a Type II Certificate of Appropriateness (CA2-18-221) for alterations at **146 Savannah St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline
Applicant: Sherry Beauvais
146 Savannah St.
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions.

- n) Application for a Type II Certificate of Appropriateness (CA2-18-222) for alterations relating to the painting of unpainted brick at **642 Atwood St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: HR Premier Builders Llc
Po Box 1326, Mableton
Staff Recommendation: Approve with conditions.
Commission vote: Approve with conditions
- o) Application for a Type II Certificate of Appropriateness (CA2-18-224) for site work at **718 Lexington Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Shona Griffin
4000 Perry Heights Dr.
Staff Recommendation: Deferral to the June 27, 2018 Commission meeting.
Commission vote: Approve with conditions
- p) 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: Approve with conditions.
Commission vote: Approve with conditions
- Deferred due to loss of Quorum***
- q) 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
Continued from May 9, 2018.
Economic Review Panel Recommendation: Denial.
- r) Application for a Type II Certificate of Appropriateness (CA2-18-192) for alterations an addition, and site work at **376 Atwood St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Patrick Chopson
50 Hurt Plaza, Suite 0655
Deferred on May 23, 2018
Staff Recommendation: Approval with conditions.
- s) Application for a Type III Certificate of Appropriateness (CA3-18-197) for a consolidation/subdivision of two (2) lots into three (3) lots at **1244 Sells Ave Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Patrick Chopson
50 Hurt Pl., Suite 0655
Staff Recommendation: Approve with conditions.

6. Adjournment