



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

Office of Design

AUDC MINUTES **June 27, 2018**

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, June 27, 2018 beginning at 4:00 pm in the City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided.

Members present:

Ms. Fredalyn Frasier, Chair
Ms. Julie Sellers, Vice-Chair
Mr. Johnny Edwards
Mr. Robert Reed
Mr. Andrew Kohr
Ms. Julie Brow

Staff present:

Mr. Matt Adams, Secretary
Mr. Doug Young
Ms. Susan Coleman

Visitors present included:

Mr. Mathew Levin	Mr. Wright Marshall	Ms. Guadalupe Valdez
Mr. Dave Price	Mr. Patrick Chopson	Ms. Jocelyn J. Lyles
Mr. John Nowak	Ms. Jessica Choi	Mr. Paul Simo
Mr. James Master	Mr. Jonathan Park	
Ms. Dianne Barfield	Mr. Jake Elsas	

Ms. Fredalyn Frasier made the motion to approve the agenda. The Commission voted in favor unanimously. Then Ms. Fredalyn Frasier made the motion to approve the minutes from the meeting of June 13, 2018. The Commission voted in favor unanimously.

Consent Portion:

- a) 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
Deferred on June 13, 2018
Staff Recommendation: Defer to the June 27, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 2018 Commission Meeting
- b) Application for a Review and Comment (RC-18-255) for a revision to previously reviewed plans at **111 Brighton Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Wright Marshall – Revival Construction
1991 Rockledge Road
Staff Recommendation: Adopt the Staff Reports as the findings of the Commission and send a copy to the Applicant.
Commission Vote: Send a copy of the findings to the Applicant.
- c) 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 June 13, 2018
Staff Recommendation: Approve with conditions.
Commission Vote: Approve with conditions.
- d) 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
Deferred from June 13, 2018
Staff Recommendation: Defer to the July 11, 2018 Commission meeting
Commission Vote: Defer to the July 11, 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.
Deferred on June 13, 2018
Staff Recommendation: Defer to the July 11, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 2018 Commission meeting.

- f) Application for a Review and Comment (RC-18-230) for site work and a new accessory structure at **83 Brighton Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Dianne Barfield
Po Box 475, Morrow
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Vote: Confirm the delivery of comments at the meeting.

- g) 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
Staff Recommendation: Approve with conditions.
Commission Vote: Approve with Conditions

- h) 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
Deferred from June 13, 2018
Staff Recommendation: Defer to the July 11, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 2108 Commission meeting.

- i) 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 June 13, 2018
Staff Recommendation: Defer to the July 11, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 208 Commission meeting.

- j) Application for a Type III Certificate of Appropriateness (CA3-18-229) for alterations and a rear addition at **220 Haralson Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Jacquelynn Edmonds
709 Reed St.
Staff Recommendation: Defer to the July 25, 2018 Commission meeting.
Commission Vote: Defer to July 25, 2018 Commission meeting.

- k) Application for a Type III Certificate of Appropriateness (CA3-18-233) for alterations and a rear roof addition at **1152 Eggleston St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Terrance Miller - 1152 Eggleston Llc
5058 Bentwater Ln.
Staff Recommendation: Defer to the July 11, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 2018 Commission meeting.

Items requiring discussion:

- l) 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
Economic Review Panel Recommendation: Denial.
Commission Vote: Defer to the July 11, 2018 Commission meeting.
- m) 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.
Commission Vote: Approve with conditions.

Nomination Actions:

- n) 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
Deferred from May 23, 2018
Staff Recommendation: Adopt the nomination resolution.
Commission Vote: Approved the Adoption of the nomination resolution.
- o) 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 **Ponce de Leon Tourist Home LBS**. Property is zoned MRC-2-C / Beltline.
Applicant: Douglas H.R. Young - City of Atlanta
55 Trinity Ave
Staff Recommendation: Adopt the nomination resolution.
Commission Vote: Approved the Adoption of the nomination resolution.

Agenda items originally scheduled for June 27, 2018:

- p) Application for a Type III Certificate of Appropriateness (CA3-18-228) for a special exception to allow a 6' high privacy fence/wall in the Hill St. half-depth front yard where otherwise a 4' high fence is permitted; and, (CA3-18-227) for alterations and a rear addition at **279 Little St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Paul Major
279 Little St.
Staff Recommendation: Defer to the July 11, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 2018 Commission meeting.

- p) Application for a Type IV Certificate of Appropriateness (CA4PH-18-231) for demolition due to a threat to public health and safety at **551 Cherokee Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Guadalupe Velazquez
6520 Gardner Ct.
Staff Recommendation: Defer to the July 11, 2018 Commission meeting.
Commission Vote: Defer to the July 11, 2018 Commission meeting.

Agenda items deferred from previous meetings:

- q) 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
Deferred on June 13, 2018
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Vote: Confirmed the delivery of comments at the meeting.
- r) 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.
Deferred from June 13, 2018
Staff Recommendation: Approve with conditions.
Commission Vote: Denial

5. Other Business
6. Adjournment