



## CITY OF ATLANTA

**KEISHA LANCE BOTTOMS**  
MAYOR

DEPARTMENT OF CITY PLANNING  
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**TIM KEANE**  
Commissioner

Office of Design

### **AUDC MINUTES** **September 26, 2018**

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, September 26, 2018 beginning at 4:10 pm in Committee Room #1, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided over the meeting.

Members present:

Ms. Fredalyn Frasier, Chair  
Ms. Julie Sellors, Vice Chair  
Mr. Johnny Edwards  
Mr. Garfield Peart

Staff present:

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

Visitors present included:

|                    |                     |                      |
|--------------------|---------------------|----------------------|
| Ms. Mary Vessel    | Ms. Jenny McLeod    | Mr. David Duncan     |
| Ms. Kathi Woodcock | Mr. Peter Ash       | Ms. Maureen Kalmason |
| Ms. Jeannie Mills  | Mr. Russell Brown   | Mr. Paul Simo        |
| Ms. Cubell Bain    | Mr. Michael McGrath | Mr. Teague           |
| Mr. David Bikoff   | Mr. Larry Hanes     | Paulk-Buchanan       |
| Mr. Kevin Burke    | Mr. Jeffrey Baker   |                      |

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 September 12, 2018. The Commission voted in favor unanimously.

**Consent portion:**

- a) Application for a Type III Certificate of Appropriateness (CA3-18-252) for a rear addition and site work at **951 Edgewood Ave NE**. Property is zoned R-LC/Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Stephen Cocks  
951 Edgewood Ave.  
Deferred on July 25, 2018  
**Staff Recommendation: Defer to the October 10, 2018 Commission meeting.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**
- b) Application for a Type III Certificate of Appropriateness (CA3-18-285) for a variance to allow the use of an alternate block face for compatibility comparisons, and to allow a garage attached to a principal structure where otherwise prohibited; and (CA3-18-251) for an addition at **69 Randolph St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Jason Parker  
605 Auburn Ave.  
Deferred from August 8, 2018 meeting.  
**Staff Recommendation: Defer the October 24, 2018 Commission meeting at the Applicant's request.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**

- c) Application for a Type III Certificate of Appropriateness (CA3-18-290) for alterations, an addition, and site work at **1085 White Oak Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: M. Usorio  
4695 Ernest Dr., Forest Park  
Deferred on August 12, 2018.  
**Staff Recommendation: Defer to the October 10, 2018 Commission meeting.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**
- d) Application for a Type III Certificate of Appropriateness (CA3-18-293) for new construction of a single-family residence at **919 Tift Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Willie Middleton  
5575 Peachtree Rd., Chamblee  
**Staff Recommendation: Approve with conditions**  
**Commission Voted: Approved with conditions.**
- e) Application for a Type III Certificate of Appropriateness (CA3-18-316) for new construction of a single-family residence at **741 Pearce St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Oyewole Oyenuga  
52 Helena Ave.  
Deferred on August 12, 2018.  
**Staff Recommendation: Approve with conditions**  
**Commission Voted: Approved with conditions.**
- f) Application for a Type III Certificate of Appropriateness (CA3-18-321) for new construction of a single-family residence at **846 (aka 848) Tift Ave**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Oyewole Oyenuga  
52 Helena Ave.  
Deferred on August 12, 2018.  
**Staff Recommendation: Defer to the October 10, 2018 Commission meeting.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**
- g) Application for a Type IV Certificate of Appropriateness (CA4PH-18-340) for demolition of an accessory structure due to a threat to public health and safety at **1348 Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District.  
Applicant: Mr. James H. Potts  
1348 Ponce De Leon Ave.  
Deferred on August 12, 2018.  
**Staff Recommendation: Defer to the October 10, 2018 Commission meeting at the Applicant's request.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**

- h) Application for a Type III Certificate of Appropriateness (CA3-18-355) for dormer additions at **702 Brookline St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Brent Potter  
736 Brookline St., Sw  
Deferred on August 12, 2018.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- i) Application for Review and Comment (RC-18-365) for the renaming of East Lake Boulevard, SE to "Eva Davis Way".  
Applicant: City of Atlanta Department of Public Works  
68 Mitchell Street, SW  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: The Commission adopted the Staff Report as their comments and confirmed their delivery at the meeting.**
- j) Application for a Type II Certificate of Appropriateness (CA2-18-377) for alterations at **308 Harden St. SE** Property is zoned PD-H/ Grant Park Historic District (Subarea 1).  
Applicant: Bianco Gardener  
4005 Tree Corners Pkwy., Norcross  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- k) Application for a Review and Comment (RC-18-372) for site work, demolition, and the installation of new park infrastructure at **1427 Lucile Ave Sw. (Enota Park)**. Property is zoned R-4 / Beltline.  
Applicant: Andrea Greco  
3500 Parkway Ln. Ste. 500, Peachtree Corners  
**Staff Recommendation: Confirm the delivery of comments at the meeting**  
**Commission Voted: The Commission adopted the Staff Report as their comments and confirmed their delivery at the meeting.**

**Items requiring discussion:**

**Cases originally scheduled for September 12, 2018:**

- a) Application for a Type III Certificate of Appropriateness (CA3-18-360) for rear addition and site work at **166 Elizabeth St Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: David Duncan  
166 Elizabeth St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

**Cases originally scheduled for September 26, 2018:**

- b) Application for a Type III Certificates of Appropriateness (CA3-18-370) for a variance to reduce the required front yard setback from 75' to 37'; and, (CA3-18-369) for new construction of a single-family residence at **801 Lullwater Rd Ne**. Property is zoned Druid Hills Landmark District.  
Applicant: Jeffrey B. Baker  
1145 Zonolite Rd.  
**Staff Recommendation (CA3-18-369): Defer to the October 10, 2018 Commission meeting**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**  
**Staff Recommendation (CA3-18-370): Approve.**  
**Commission Voted: Approved.**
- c) Application for a Type III Certificate of Appropriateness (CA3-18-371) for a variance to allow parking in the front yard where otherwise prohibited at **652 Ormewood Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Mary Vessel  
652 Ormewood Ave.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved with conditions.**

**Deferred Cases**

- d) Application for a Type III Certificate of Appropriateness (CA3-18-246) for a new 6 unit townhome development and a detached two-family structure at **499 Irwin St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3) / Beltline.  
Applicant: Universal Investment Group Inc./ Battle Law, Pc  
One Court St., Suite 750, Decatur  
Deferred on August 12, 2018.  
**Staff Recommendation: Defer to the October 10, 2018 Commission meeting.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**
- e) Application for a Type II Certificate of Appropriateness (CA2-18-326) for alterations and site work at **489 Culberson St Sw**. Property is zoned R-4A/West End Historic District  
Applicant: Cubell Bain  
405 Pacific Trace, Ellenwood  
Deferred on August 12, 2018.  
**Staff Recommendation: Defer to the October 10, 2018 Commission meeting.**  
**Commission Voted: Deferred to the October 10, 2018 Commission meeting.**

5. Other Business

6. Adjournment