



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner
Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
October 10, 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) Application for a Type III Certificate of Appropriateness (CA3-18-389) for alterations, an addition, and site work at **835 Virgil St Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-18-396) for alterations and a second story addition at **641 Woodward Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Erich P. Welch
641 Woodward Ave. S.E.
Staff Recommendation: Defer to the October 24, 2018 Commission meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-18-398) for a rear porch addition and site work at **1218 North Ave Ne**. Property is zoned SPI-7 (Subarea 2 C).
Applicant: Mark Walker
2031 Gleaton Rd
Staff Recommendation: Approval with conditions.
- d) 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 26, 2018.
Staff Recommendation: Denial without prejudice.

- e) 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 24, 2018 Commission meeting at the Applicant's request.
- f) Application for a Review and Comment (RC-18-413) on V-18-353 to reduce the east side yard setback at **761 Elbert St Sw**. Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Tristan Zane Coffin
761 Elbert St.
Staff Recommendation: Sent letter and comments to the Secretary of the Board and Zoning Adjustments.
- g) Application for a Type II Certificate of Appropriateness (CA2-18-374) for driveway replacement and site work at **1483 Fairview Rd Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Peter McGuire
1483 Fairview Rd
Staff Recommendation: Approve
- h) Application for a Type II Certificate of Appropriateness (CA2-18-378) for alterations at **1241 Lucile Ave Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Ashley Colwell
576 Colonial Park Dr., Roswell
Staff Recommendation: Approve
- i) Application for a Type III Certificates of Appropriateness (CA3-18-402) for a variance to allow a slab foundation (CA3-18-392) for new construction of a single family residence and a new accessory dwelling unit at **208 Haralson Ln Ne**. Property is zoned PD-H / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Btm Ventures, Llc
1827 Powers Ferry Rd.
**Staff Recommendation: CA3-18-402 – Approve.
CA3-18-392 – Approve with conditions.**
- j) Application for a Type III Certificates of Appropriateness (CA3-18-405) for a variance to allow a slab foundation; and, (CA3-18-393) for new construction of a single family residence and a new accessory dwelling unit at **212 Haralson Ln Ne**. Property is zoned PD-H / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Btm Ventures, Llc
1827 Powers Ferry Rd.
**Staff Recommendation: CA3-18-405 – Approve.
CA3-18-393 – Approve with conditions.**
- k) Application for a Type III Certificates of Appropriateness (CA3-18-403) for variance

- to allow a slab foundation; and, (CA3-18-394) for new construction of a single family residence and a new accessory dwelling unit at **216 Haralson Ln Ne**. Property is zoned PD-H / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Btm Ventures, Llc
1827 Powers Ferry Rd.
Staff Recommendation: CA3-18-403 – Approve.
CA3-18-394 – Approve with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-18-395) for new construction of a single-family residence and an accessory dwelling unit at **220 Haralson Ln Ne**. Property is zoned PD-H / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Btm Ventures, Llc
1827 Powers Ferry Rd.
Staff Recommendation: CA3-18-395 – Approve with conditions.
- m) Application for a Type II Certificates of Appropriateness (CA2-18-414) for the consolidation of three (3) lots into one (1) lot; and (CA3-18-515) for a variance to change the point of comparison from subarea 2 properties on the immediate block to subarea 3 properties, to reduce the required front yard setback from 10' to 2'. and to reduce the required side yard setback from 24' to 3' 11" at **499 Irwin St**. Property is zoned 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
Staff Recommendation: Defer to the October 24, 2018 Commission meeting at the Applicant's request.
- n) 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 26, 2018.
Staff Recommendation: Defer to the October 24, 2018 Commission meeting at the Applicant's request.

Items Requiring Discussion:

- a) Application for a Designation (D-18-387) Nomination of the **Bonaventure Avenue NE and Somerset Terrace NE** area to a Historic District (HD) to be known as the **Bonaventure-Somerset Historic District (HD)**. The properties are zoned R-5, RG-2-C , RG-3, RG-3-C, R-4B-C,MRC-2-C, and C-1.
Applicant: Doug Young – Executive Director, Atlanta Urban Design Commission.
55 Trinity Ave.
Staff Recommendation: Adopt Nomination Resolution
- b) Application for a Type III Certificate of Appropriateness (CA3-18-386) for alterations, additions, and site work at **2696 Loghaven Dr Nw**. Property is zoned R-4 / Collier

Heights Historic District.
Applicant: Earl Jackson
3094 Brook Dr., Decatur

Staff Recommendation: Approve with conditions.

- c) Application for a Type II Certificate of Appropriateness (CA2-18-390) for a revision to previously approved plans at **562 West End Pl Sw**. Property is zoned R-4A / West End Historic District / Beltline.

Applicant: Antwonnie Mccleskey
34 Griggs St., Marietta

Staff Recommendation: Defer to the October 24, 2018 Commission meeting.

- d) Application for a Type III Certificates of Appropriateness (CA3-18-401) for a variance to reduce the required north side yard setback from 25' to 23' 8', and to reduce the required south side yard setback from 25' to 19' 4"; and, (CA3-18-391) for alterations, additions, a new accessory structure, and site work at **832 Springdale Rd Ne**. Property is zoned Druid Hills Landmark District.

Applicant: Hudson Development Group, Llc
659 Auburn Ave.

Staff Recommendation: Defer to the October 24, 2018 Commission meeting.

- e) Application for a Type III Certificate of Appropriateness (CA3-18-397) for new construction of a single family residence at **739 Bonnie Brae Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.

Applicant: Jaye Ola
2897 North Druid Hills Rd. #325

Staff Recommendation: Defer to the October 24, 2018 Commission meeting.

- f) Application for a Type II Certificate of Appropriateness (CA2-18-400) for alterations at **653 Wylie St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.

Applicant: Aster Real Estate
3500 Sweetwater Rd., Duluth

Staff Recommendation: Defer to the October 24, 2018 Commission meeting.

Deferred Cases

- g) 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 August 26, 2018.

Staff Recommendation: Defer to the October 24, 2018 Commission meeting.

- h) 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 26, 2018.
Staff Recommendation: Approval with conditions.
- i) 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 26, 2018.
Staff Recommendation: Defer to the October 24, 2018 Commission meeting.
- j) Application for a Type III Certificate of Appropriateness (CA3-18-344) for new construction of a single-family home at **957 Austin Ave Ne.** Property is zoned R-5/Inman Park Historic District (Subarea 1).
Applicant: Dianne Barfield
P.O. Box 475, Morrow, Ga 30260
Deferred on September 12, 2018
Staff Recommendation: Defer to the October 24, 2018 Commission meeting.
- k) Application for a Type III Certificates of Appropriateness (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.
Deferred on September 26, 2018.
Staff Recommendation: Approve with conditions.

5. Other Business

6. Adjournment