



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
November 7, 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:

Cases originally scheduled for October 24, 2018:

Consent portion:

- a) 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 November 14, 2018 Commission meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-18-424) for an addition and site work at **410 Sinclair Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
- c) 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.
Deferred on October 10, 2018
Staff Recommendation: Approve with conditions.

- d) 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
Deferred on October 10, 2018
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- e) 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
Deferred on October 10, 2018
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- f) Application for a Type II Certificate of Appropriateness (CA2-18-417) for a revision to previously approved plans at **937 Rose Cir Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jean Vallee
910 Athens Hwy, Ste K-105, Loganville
Staff Recommendation: Approve with conditions.
- g) Application for a Review and Comment (RC-18-426) for an addition and site work at **21 Northwood Ave Ne**. Property is zoned R-4/Brookwood Hills Conservation District
Applicant: Dianne Barfield, Barfield Consulting
Po Box 475, Morrow, Ga
Staff Recommendation: Send a letter with comments to the Applicant.
- h) Application for a Review and Comment (RC-18-427) for Alterations, additions, and site work at **45 Brighton Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Dianne Barfield, Barfield Consulting
P.O Box 475, Morrow, GA
Staff Recommendation: Send a letter with comments to the Applicant.
- i) Application for a Review and Comment (RC-18-430) for site work at **102 Brighton Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Carson McElhanney Landscape
2300 Peachtree Rd. NW
Staff Recommendation: Send a letter with comments to the Applicant.
- j) Application for a Type III Certificate of Appropriateness (CA3-18-431) for a variance to reduce the required rear yard setback at **951 Edgewood Ave Ne**. Property is zoned R-LC / Inman Park Historic District (Subarea 1)
Applicant: Stephen Cocks
951 Edgewood Ave.
Staff Recommendation: Denial without prejudice.

- k) 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: Approve with conditions.
- l) Application for a Review and Comment (RC-18-433) for new construction of a field house at the existing sports field at **1190 Northwest Dr. (Corretta Scott King High School)**. Property is zoned RG-3.
Applicant: J.W Robinson & Associates, Inc.
1020 Ralph David Abernathy Blvd
Staff Recommendation: Confirm the delivery of comments at the meeting.
- m) Application for a Review and Comment (RC-18-432) for new construction of a field house at the existing sports field at **255 Hamilton E. Holmes Dr. (Frederick Douglas High School)**. Property is zoned R-4.
Applicant: J.W. Robinson & Associates, Inc.
1020 Ralph David Abernathy Blvd,
Staff Recommendation: Confirm the delivery of comments at the meeting.
- n) Application for a Type II Certificate of Appropriateness (CA2-18-422) for alterations at **1167 Greenwich St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Brent Merriell
2073 Cascade Rd.
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- o) Application for a Type III Certificate of Appropriateness (CA3-18-425) for alterations and additions at **498 West Kildare Ave Nw**. Property is zoned R-4 / Collier Heights Historic District
Applicant: Tracy Stevenson
515 Allgood Rd., Marietta
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- p) Application for a Type III Certificate of Appropriateness (CA3-18-407) for alterations, additions, and site work at **643 Grady Pl Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Juan Jimenez
4048 Golfview Ct., Villa Rica
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- q) Application for a Type II Certificate of Appropriateness (CA2-18-428) for alterations and site work at **683 Lawton St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Contessa Middleton
3124 Meadow Glade Ct, Lithonia
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.

- r) Application for a Type III Certificate of Appropriateness (CA3-18-434) for new construction of a single-family residence at **652 Lawton St Sw**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Shona Griffin
4000 Ferry Heights Dr.
Staff Recommendation: Approval with conditions.
- s) 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
Deferred on October 10, 2018
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- t) Application for a Type III Certificate of Appropriateness (CA3-18-441) for a variance to increase in height from 20 ft. to 27 ft., to reduce the rear yard setback from 5 ft. to 0 ft. to reduce the left (south) side yard setback from 5 ft. to 0 ft., increase the percentage of the floor area of the main house to more than 30%, and to increase the percentage of the rear yard to more than 25% for a detached accessory structure at **76 Howell St**. Property is zoned Martin Luther King, Jr. Landmark District.
Applicant: Ned Faulk
76 Howell St.
Staff Recommendation: Defer to the November 28, 2018 Commission meeting.
- u) Application for Review and Comment (RC-18-455) on Z-18-108 to rezone from R-LC to L-W at **716 and 724 Edgewood Avenue**. Property is zoned R-LC / Beltline Overlay / Inman Park Historic District.
Applicant: The Thrive Group, LLC c/o Galloway Law Group
3500 Lenox Road, NE, Suite 760
Staff Recommendation: The letter with comments to the Secretary of the Zoning Review Board shall consist of the Staff Report.
- v) Application for a Type III Certificate of Appropriateness (CA3-18-353) for alterations and an addition at **761 Elbert St**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Zane Coffin
761 Elbert St.
Staff Recommendation: Approve

Items requiring discussion:

- a) Application for a Review and Comment (RC-18-421) for new construction of a fire station at **2610 Fairburn Rd., SW (Fire Station #36)**. Property is zoned O-I.
Applicant: City of Atlanta
68 Mitchell Street
Staff Recommendation: Confirm the delivery of comments at the meeting.
- b) Application for a Review and Comment (RC-18-475) for Review and Comment on In Rem Demolitions from the September 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.

- c) Application for a Type II Certificate of Appropriateness (CA2-18-416) for alterations and site work at **649 Woodward Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Innocent Nwachkwu
2550 Sandy Plains Rd.
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- d) Application for a Type III Certificate of Appropriateness (CA3-18-423) for variance to reduce the required east side yard setback from 35' to 12' at **1226 Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Cathie Magnan Power
362 Ferguson St.
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- e) Application for a Type III Certificate of Appropriateness (CA3-18-437) to change the contributing status of the accessory structure at **832 Springdale Rd Ne**. Property is zoned Druid Hills Landmark District.
Applicant: Douglas Young, Executive Director, Atlanta Urban Design Commission
55 Trinity Avenue, SW
Staff Recommendation: Approve amending the contributing structures list for the District.

Deferred Cases

- f) 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 on August 8, 2018.
Staff Recommendation: (CA3-18-285): Denial.
Staff Recommendation: (CA3-18-251): Defer to the November 14, 2018 Commission meeting.
- g) 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: Approve with conditions.
- h) 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 November 14, 2018 Commission meeting.

- i) 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: Defer to the November 14, 2018 Commission meeting.
- j) 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.
Deferred on October 10, 2018
Staff Recommendation: (CA3-18-401): Defer to the November 14, 2018 Commission meeting.
Staff Recommendation: (CA3-18-391) Approve with conditions.
- k) 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
Deferred on October 10, 2018
Staff Recommendation: Defer to the November 14, 2018 Commission meeting.
- l) 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 November 14, 2018 Commission meeting.

5. Other Business

- a) Technical Corrections to the Designation Report for the proposed **Bonaventure-Somerset Historic District (N-18-387)**.
Requested by: Douglas Young, Executive Director
Atlanta Urban Design Commission
55 Trinity Avenue, SW, Suite 3350
Staff Recommendation: Adopt the changes to the nomination.

6. Adjournment