



## CITY OF ATLANTA

**KEISHA LANCE BOTTOMS**  
**MAYOR**

DEPARTMENT OF CITY PLANNING  
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308  
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**TIM KEANE**  
**Commissioner**

Office of Design

**Proposed Agenda**  
**ATLANTA URBAN DESIGN COMMISSION**  
**November 28, 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 II Certificate of Appropriateness (CA2-18-251) for (unspecified) at **69 Randolph St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline  
Applicant: Jason Parker  
Deferred on November 07, 2018  
**Staff Recommendation: Defer to the December 12, 2018 Commission Meeting.**
- b) 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 November 7, 2018  
**Staff Recommendation: Defer to the December 12, 2018 Commission meeting.**
- c) 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): Approve.**  
**Staff Recommendation: (CA3-18-391) Approve with conditions.**

- d) 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  
Deferred on November 7, 2018  
**Staff Recommendation: Approve**
- e) 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  
Deferred on November 7, 2018  
**Staff Recommendation: Defer to the December 12<sup>th</sup> meeting**
- f) Applications for Type III Certificates of Appropriateness (CA3-18-466) for a variance to reduce the number of required onsite off-street parking from 9 spaces to 0 spaces; and (CA3-18-465) for Alterations, additions, and site work at **202 Carroll St Se**. Property is zoned Cabbagetown Landmark District (Subarea 4)/Beltline  
Applicant: Luke Wilkinson  
1089 Memorial Dr. Ste. A  
**Staff Recommendation (CA3-18-466): Approve.**  
**Staff Recommendation (CA3-18-465): Approve with conditions.**
- g) Application for a Type II Certificate of Appropriateness (CA2-18-477) for a revision to previously approved plans for a new single-family residence at **1022 Dimmock St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Davis Bishop  
824 Memorial Dr.  
**Staff Recommendation: Approval.**
- h) Application for a Type II Certificate of Appropriateness (CA2-18-484) for alterations and site work at **488 Edgewood Ave Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline  
Applicant: Arseni Zaitsev  
504 Morgan St.  
**Staff Recommendation: Approve with conditions.**
- i) Application for a Review and Comment (RC-18-485) for a rear second-story addition at **90 Wakefield Dr Ne**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.  
Applicant: Carsten Jensen  
2025 Hessian Ct, Stone Mountain  
**Staff Recommendation: Send a letter with comments to the Applicant.**

- j) Application for a Review and Comment (RC-18-486) for installation of signage in the public right of way at **303 Parkway Dr Ne**. Property is zoned C-2 / Beltline.  
Applicant: Norman A. Koplou  
600 Peachtree Str.  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- k) Application for a Type III Certificate of Appropriateness (CA3-18-487) for a variance to allow a 5' high fence in the half-depth front yard where otherwise a 4' high fence is permitted at **576 Park Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)  
Applicant: Matthew Whitiaker  
576 Park Ave.  
**Staff Recommendation: Approve.**
- l) Application for a Type II Certificate of Appropriateness (CA2-18-490) for installation of solar panels at **1181 Fairview Rd Ne**. Property is zoned Druid Hills Landmark District  
Applicant: Robert Korpi  
7931 Lewis St. Ste 300, Kennesaw  
**Staff Recommendation: Approve.**
- m) Application for a Type II Certificate of Appropriateness (CA2-18-492) for Alterations and site work at **421 Atwood St Sw**. Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Earl Jackson  
3094 Brook Drive, Decatur  
**Staff Recommendation: Defer to the December 12, meeting**
- n) Application for a Review and Comment (RC-18-493) for site work at **35 Huntington Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District  
Applicant: Chris Hamilton  
1439 Emory Road  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- o) Application for a Type III Certificate of Appropriateness (CA3-18-497) for a rear addition at **1174 Donnelly Ave Sw**. Property is zoned R-4 / Oakland City Historic District / Beltline.  
Applicant: Jason Myles  
4695 Ernest Drive 1, Forest Paris  
**Staff Recommendation: Approve with conditions.**

**Items requiring discussion:**

***Items originally scheduled for November 14, 2018:***

- a) Application for a Type III Certificate of Appropriateness (CA3-18-469) for new construction of a mixed-use building at **154 Walker St Sw**. Property is zoned Castleberry Hill Landmark District (Subarea 1)  
Applicant: Ty Pennington  
158 Walker St.  
**Staff Recommendation: Approve with conditions.**
  
- b) Application for a Type II Certificate of Appropriateness (CA2-18-460) for a revision to previously approved plans at **75 Boulevard Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3) / Beltline  
Applicant: Cooper Pierce  
400 Plasters Ave. Ste. 225  
**Staff Recommendation: Approve.**

**Deferred Items:**

- c) 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 November 7, 2018  
**Staff Recommendation: Defer to the December 12, 2018 Commission meeting.**
  
- d) 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  
Deferred on November 7, 2018  
**Staff Recommendation: Approve with conditions.**
  
- e) 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 November 7, 2018  
**Staff Recommendation: Approve with conditions.**

- f) 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 November 7, 2018  
**Staff Recommendation:**  
**CA3-18-414 – Deferral until December 12, 2018 Commission meeting.**  
**CA3-18-515 – Denial without prejudice.**
- g) 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 November 7, 2018  
**Staff Recommendation: Defer to December 12, 2018 Commission meeting.**

***Items originally scheduled for November 21, 2018:***

- h) Application for a Type III Certificate of Appropriateness (CA3-18-483) for alterations and a front porch addition at **902 Oakland Dr Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Dericah Hector  
7222 Sandpiper Way, Riverdale  
**Staff Recommendation: Approve with conditions.**
- i) Application for a Type III Certificate of Appropriateness (CA3-18-491) for alterations, a porch/patio addition, and site work at **302 Auburn Ave Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)  
Applicant: Kelly Reilly  
154 Krog Street, Ne  
**Staff Recommendation: Approve with conditions.**
- j) Application for a Type III Certificate of Appropriateness (CA3-18-494) for alterations, an addition, and site work at **1058 White Oak Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: John Davis  
4499 Suwanee Dam Rd., Suwanee  
**Staff Recommendation: Approve with conditions.**

- k) Application for a Type III Certificate of Appropriateness (CA3-18-495) for new construction of a single-family residence at **500 Culberson St Sw**. Property is zoned R-4A / West End Historic District  
Applicant: Jak Development Company, Inc.  
Po Box 1326, Mableton  
**Staff Recommendation: Approve with conditions**
- l) Application for a Type III Certificate of Appropriateness (CA3-18-496) for alterations and a rear addition at **912 Oakland Dr Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Carlos E. Guzman  
2306 Wilkins Circle, Decatur  
**Staff Recommendation: Defer to the December 12, 2018 Commission meeting.**

#### Deferred Cases

- m) 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 December 12, 2018 Commission meeting.**
- n) 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 December 12, 2018 Commission meeting.**
- o) 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: Approve with conditions.**

#### 5. Other Business

- Adoption of 2019 urban Design Commission Public Hearing Calendar and Submission Schedule
- Appointment of Nominating Committee for 2019 Chair and Vice Chair Positions

#### 6. Adjournment