



## CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner  
Office of Design

### AUDC MINUTES November 14, 2018

A meeting of the Atlanta Urban Design Commission was held on Wednesday, November 14, 2018 beginning at 4:23 pm in the City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided over the meeting.

Members present:

Ms. Fredalyn Frasier, Chair  
Ms. Julie Sellers, Vice Chair  
Mr. Robert Reed  
Mr. Garfield Peart

Staff present:

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

Visitors present included:

Ms. Jeanne Mills	Mr. Brian Dillman	Mr. Kyle Kessler
Ms. Jean Vallee	Mr. Adam Stillman	Mr. Wole Oyenuga
Ms. Kathi Woodcock	Mr. Don Whitten	Mr. Juan Jimenez
Ms. Tova Baruch	Mr. Luke Wilkinson	Mr. Jesse Allen
Mr. Frank Neeley	Mr. Paul Simo	Mr. Brett Merriell
Mr. Mark Lyons	Mr. Joseph Evans III	

Ms. Julie Sellers made the motion to approve the agenda. The Commission voted in favor unanimously. Then Ms. Julie Sellers made the motion to approve the minutes from the meeting of November 7, 2018. The Commission voted in favor unanimously.

**Consent portion:**

- a) Application for a Type III Certificate of Appropriateness (CA3-18-317) for new construction of a single-family residence at **802 Lowndes St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Urban Oasis Development  
52 Helana Ave.

**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**

- b) Application for a Type III Certificate of Appropriateness (CA3-18-319) for new construction of a single family residence at **794 Lowndes St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Urban Oasis Development  
52 Helena Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- c) Application for a Type III Certificate of Appropriateness (CA3-18-320) for new construction of a single family residence at **790 Lowndes St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Urban Oasis Development  
52 Helena Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- d) Application for a Type III Certificate of Appropriateness (CA3-18-322) for new construction of a single family residence at **798 Lowndes St Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Sims Real Estate Group  
52 Helena Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- e) Application for a Review and Comment (RC-18-468) for new construction of a school and public recreation facility at **1605 Donald Lee Hollowell Hwy Nw (Woodson Park Academy & Metro Atlanta YMCA Early Learning Center)**. Property is zoned R-4.  
Applicant: Long Engineering  
2550 Heritage Ct., Ste. 250  
**Staff Recommendation: Send a letter with comments to the Applicant.**  
**Commission Voted: Send a letter with comments to the Applicant.**
- f) Application for a Type III Certificate of Appropriateness (CA3-18-323) for new construction of a single-family residence at **797 Tift Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Sims Real Estate Group  
52 Helena Ave.  
**Staff Recommendation: Approve with conditions**  
**Commission Voted: Approve with conditions.**
- g) 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"; 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 November 7, 2018  
**Staff Recommendation: Defer to the November 28, 2018 Commission meeting.**  
**Commission Voted: Defer to the November 28, 2018 Commission meeting.**

- h) Application for a Review and Comment (RC-18-439) for alterations and site work at **36 Northwood Ave Ne**. Property is zoned R-4 / Brookwood Hills Conservation District  
Applicant: David Ogram  
2420 Peachtree Road  
**Staff Recommendation: Send a letter with comments to the Applicant**  
**Commission Voted: Send a letter with comments to the Applicant.**
  
- i) Application for a Type II Certificate of Appropriateness (CA2-18-446) for alterations at **459 Waldo St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Heather Shuster  
124 S. Columbia Dr., Decatur  
**Staff Recommendation: Approve.**  
**Staff Recommendation: Approve.**
  
- j) Application for a Type II Certificate of Appropriateness (CA2-18-452) for alterations at **644 Albert St Nw**. Property is zoned R-4 / Collier Heights Historic District  
Applicant: Mark Lyons  
882 Woodleaf Park Dr., Mableton  
**Staff Recommendation: Approve with conditions**  
**Commission Voted: Approve with conditions.**
  
- k) Application for a Review and Comment (RC-18-457) for alterations and an addition at **57 Camden Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.  
Applicant: Jean Vallee  
910 Athens Hwy, Loganville  
**Staff Recommendation: Send a letter with comments to the Applicant.**  
**Commission Voted: Send a letter with comments to the Applicant.**
  
- l) 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.  
Deferred on November 7, 2018  
**Staff Recommendation: Approve with conditions**  
**Commission Voted: Approve with conditions.**
  
- m) 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 November 28, 2018 meeting**  
**Commission Voted: Defer to the November 28, 2018 Commission meeting.**

- n) 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: Defer to the November 28, 2018 meeting**  
**Commission Voted: Defer to the November 28, 2018 Commission meeting.**
- o) Application for a Type III Certificate of Appropriateness (CA3-18-476) for variances to allow a n increase in the rear yard setback from a minimum of 22' (required) to 3' (proposed), and a reduction in the north side yard setback from a maximum of 8.8' (required) to 12.4' (proposed); and, (CA3-18-450) for new construction of a single family residence at **516 North Highland Ave Ne**. Property is zoned Rg-2 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: (CA3-18-450) Approve.**  
**Commission Voted: (CA3-18-450) Approve.**  
**Staff Recommendation: (CA3-18-476) Approve.**  
**Commission Voted: (CA3-18-476) Approve.**
- p) Application for a Type III Certificate of Appropriateness (CA3-18-456) for dormer additions at **165 Battery Pl Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Frank Neely  
1447 Peachtree Rd. Ste. 844  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- q) Application for a Type III Certificate of Appropriateness (CA3-18-458) for an addition at **685 Rosalia St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Ben R. Darmer  
1877 Ardmore Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- r) Application for a Type III Certificate of Appropriateness (CA3-18-459) for alterations, additions, and site work at **788 Lake Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Mathew Brooks  
1190 Mansfield Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**

- s) Application for a Type II Certificate of Appropriateness (CA2-18-461) for alterations and site work at **632 Grady Pl Sw**. Property is zoned C-1/West End Historic District / Beltline.  
Applicant: Reuben Calleiro  
632 Grady Pl.  
**Staff Recommendation: Defer to the November 28, 2018 Commission meeting.**  
**Commission Voted: Defer to the December 12, 2018 Commission meeting.**
- t) 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) Defer to the November 28, 2018 Commission meeting.**  
**Commission Voted: (CA3-18-466) Defer to the November 28, 2018 Commission meeting.**  
**Staff Recommendation: (CA3-18-465) Defer to the November 28, 2018 Commission meeting.**  
**Commission Voted: : (CA3-18-465) Defer to the November 28, 2018 Commission meeting.**
- u) Application for a Review and Comment (RC-18-472) for new construction of a multi-family structure at **881 Rock St Nw**. located in the National-Register eligible Vine City Historic District as required by the Section 106 review process. Property is zoned SPI-11 (Subarea 8).  
Applicant: Nicholas Forest  
878 Rock St.  
**Staff Recommendation: Send a letter with comments to the Applicant.**  
**Commission Voted: Send a letter with comments to the Applicant.**
- v) Application for a Review and Comment (RC-18-475) for Review and comment on In Rem Demolitions from the October 2018 In Rem Meeting at **55 Trinity Ave**. Properties are zoned variously.  
Applicant: Tonja Halton-Mincey  
818 Pollard Blvd.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Confirm the delivery of comments at the meeting.**
- w) Application for Review and Comment (RC-18-498) on the renaming of **Deshler Street, S.W. and Hardee Avenue, SW** to **Tyler Perry Studio Way, S.W**.  
Applicant: Councilmember Joyce Sheperd  
55 Trinity Avenue, SW  
**Staff Recommendation: The Commission adopt the Staff Report as its comments and send those comments to the Applicant and the appropriate City agencies.**  
**Commission Voted : The Commission adopted the Staff Report as its comments and sent those comments to the Applicant and the appropriate City agencies.**

- x) Application for a Type II Certificate of Appropriateness (CA2-18-467) for site work / new driveway at **1486 Fairview Rd Ne**. Property is zoned Druid Hills Landmark District  
Applicant: Jesse Allen  
2310 Clyde Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
  
- z) 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 November 7, 2018  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
  
- aa) 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 November 28, 2018 Commission meeting.**  
**Commission Voted: Defer to the November 28, 2018 Commission meeting.**

**Items requiring Discussion:**

- a) Application for a Type II & III Certificates of Appropriateness (CA3-18-464) for a variance to allow a dormer which occupies 57% of the roof plane on which it is constructed where otherwise a dormer occupying a maximum of 35% of the surface area of the roof plane on which it is constructed is permitted; and, (CA2-18-463) for a revision to previously approved plans at **201 Tye St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline  
Applicant: Tova Baruch  
201 Tye St.  
**Staff Recommendation: Defer to the November 28, 2018 Commission meeting.**  
**Commission Voted (CA3-18-464): Approve.**  
**Commission Voted (CA3-18-463): Approve.**

**QUORUM WAS LOST AT 5:00PM AND ALL REMAINING ITEMS (see below) WERE DEFERRED TO THE NOVEMBER 28, 2018 COMMISSION MEETING.**

5. Adjournment

- y) 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.**
  
- b) 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.**

**Deferred Items:**

- d) 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 November 28, 2018 Commission meeting.**
  
- e) 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.**
  
- f) 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: Defer to the November 28, 2018 Commission meeting.**

- g) 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: Defer to the November 28, 2018 Commission meeting.**



- h) 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 the November 28, 2018 Commission meeting.**