



## CITY OF ATLANTA

**KEISHA LANCE BOTTOMS**  
MAYOR

DEPARTMENT OF CITY PLANNING  
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**TIM KEANE**  
Commissioner  
Office of Design

### **AUDC MINUTES** **November 7, 2018**

A re-scheduled meeting of the Atlanta Urban Design Commission, originally scheduled for October 24, 2018, was held on Wednesday, November 7, 2018 beginning at 4:05 pm in the Old 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. Johnny Edwards  
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. Cathie Magnan Power	Ms. Shona Griffin	Mr. Maurice Jacks
Ms. Michael McGrath	Ms. Jean Vallee	Ms. Jeanne Mills
Ms. Kathi Woodcock	Mr. Kyle Kessler	Mr. Erich P. Welch
Mr. Susan Cobb	Mr. Neil Campbell	Mr. Thomas Brahme
Mr. Adam Stillman	Mr. Brent Merrill	Mr. Omar Khalid
Mr. Jeffery Baker	Ms. Ester Holliday	Mr. Owen Wallace
Mr. Loomis Yaomi	Mr. Will Hudson	Mr. Phil Mutz
Mr. Jeffrey Robinson	Ms. Bonnie Henry	Mr. Jason Parker
Ms. Jocelyn Lyles	Mr. Paul Simo	Ms. Alma Hayward
Mr. Joc Scott	Mr. Cubell Bain	Ms. Shondra Hayward
Mr. James Potts	Mr. Chris Davis	Ms. Dianne Barfield

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 October 10, 2018. The Commission voted in favor unanimously.

**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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Approval 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.**  
**Commission Voted: Approval 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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Approval 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.**  
**Commission Voted: Sent 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.**  
**Commission Voted: Sent 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.**  
**Commission Voted: Sent 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.**  
**Commission Voted: Denied 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.**  
**Commission Voted: Approval 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.**  
**Commission Voted: Confirmed 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.**  
**Commission Voted: Confirmed 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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Deferred 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: Approve with conditions.**  
**Commission Voted: 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: Antwonne Mccleskey  
34 Griggs St., Marietta  
Deferred on October 10, 2018  
**Staff Recommendation: Defer to the November 14, 2018 Commission meeting.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Deferred to the November 14, 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.**  
**Commission Voted: Sent a letter with comments to the Secretary of the Zoning Review Board consisting 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**  
**Commission Voted: Approve.**

- 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.**  
**Commission Voted: Deferred 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.**  
**Commission Voted: Deferred to the November 14, 2018 Commission meeting.**

**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.**  
**Commission Voted: Confirmed 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.**  
**Commission Voted: Confirmed 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.**  
**Commission Voted: Deferred to the November 28, 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.**  
**Commission Voted: Approval.**
- 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.**  
**Commission Voted: Approved 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.**  
**Commission Voted: (CA3-18-285): Denial.**  
**Staff Recommendation: (CA3-18- 251): Defer to the November 14, 2018 Commission meeting.**  
**Commission Voted: (CA3-18- 251): Deferred to the November 28, 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.**  
**Commission Voted: Approved with amended 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.**  
**Commission Voted: Deferred to the November 28, 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.**  
**Commission Voted: Deferred to the December 12, 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.**  
**Commission Voted: (CA3-18-401): Deferred to the November 14, 2018 Commission meeting.**  
**Staff Recommendation: (CA3-18-391) Approve with conditions.**  
**Commission Voted: (CA3-18-391) Approval with conditions.**

## 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.**  
**Commission Voted: Adopted the changes to the nomination.**

## 6. Adjournment