



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
December 12, 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 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 November 7, 2018
Staff Recommendation: Approve with conditions.
- b) Application for a Review and Comment (RC-18-516) for alterations, additions, and site work at an existing public-school facility at **3399 Collier Ct NW (Harper-Archer Middle School)**. Property is zoned R-4.
Applicant: Atlanta Public Schools
1631 Lafrance St.
Staff Recommendation: Confirm the delivery of comments at the meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-18-501) for major alterations at **551 Cherokee Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Guadalupe Velaquez
6520 Gardner Ct.
Staff Recommendation: Approve with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-18-519) for a variance to allow a double width car garage on the half-depth front yard facade where otherwise a single car width garage is permitted; and, (CA3-18-518) for an addition and site work at **641 Rosalia St Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: William And Margaret Thompson
641 Rosalia St.
Staff Recommendation: Defer to the February 13, 2019 Commission meeting.

- e) Application for a Review and Comment (RC-18-509) for site work at **15 Northwood Ave.** Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: Alan Philip Clark Architects
1904 Monroe Dr. Ste. 200B
Staff Recommendation: Confirm the delivery of comments at the meeting.
- f) Application for a Review and Comment (RC-18-512) for new construction of a fire station at **4531 Campbellton Rd SW (Fire Station #31).** Property is zoned MRC-1-C.
Applicant: City of Atlanta - OEAM
68 Mitchell St.
Staff Recommendation: Confirm the delivery of comments at the meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-18-502) for an addition at **1071 White Oak Ave Sw.** Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Jared Samples
711 H E Holmes Dr.
Staff Recommendation: Approve with Conditions
- h) Application for a Review and Comment (RC-18-513) for alterations, additions, and site work at **98 Huntington Rd Ne.** Property is zoned R-4 / Brookwood Hills Conservation District
Applicant: Dianne Barfield
P.O. Box 475, Morrow
Staff Recommendation: Confirm the delivery of comments at the meeting.
- i) Application for a Review and Comment (RC-18-514) for alterations and addition to an existing accessory structure at **30 Montclair Dr Ne.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Dianne Bartfield
P.O. Box 475, Morrow
Staff Recommendation: Confirm the delivery of comments at the meeting.
- j) Application for a Type III Certificate of Appropriateness (CA3-18-524) for a second story addition at **644 Woodward Ave Se.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Scott Evans
165 Battery Pl.
Staff Recommendation: Approve with conditions
- k) 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 28, 2018
Staff Recommendation: Defer to January 9, 2019

- l) 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: Approve with Conditions
- m) 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
Deferred on November 28, 2018
Staff Recommendation: Approve with conditions.
- n) 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
Deferred on November 28, 2018
Staff Recommendation: Defer to the January 9, 2018 Commission meeting.
- o) Application for a Type III Certificate of Appropriateness (CA3-18-506) for a variance to allow a 6' high privacy fence in the half-depth front yard where otherwise a 4' high fence is permitted. at **851 Cherokee Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Matthew Underwood
851 Cherokee Ave.
Staff Recommendation: Approve with conditions.
- p) Application for a Type III Certificate of Appropriateness (CA3-18-508) for alterations, a second story addition, and site work at **1021 Sparks St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Jovanny Cruz Paulino
4850 Sugarloaf Pkwy, Lawrenceville
Staff Recommendation: Defer to the January 9, 2019 Commission meeting.
- q) Application for a Type III Certificate of Appropriateness (CA3-18-522) for a variance to reduce the required rear yard setback from a minimum of 40' to 15.1'; (CA3-18-521) for new construction of a single-family residence at **19 Daniel St Se**. Property is zoned Martin Luther King, Jr. landmark District (Subarea 4) / Beltline.
Applicant: JB Development Partners
PO Box 54664
**Staff Recommendation: CA3-18-521 - Approval with conditions.
CA3-18-522 - Approval with conditions.**

- r) Application for a Type III Certificate of Appropriateness (CA3-18-525) for new construction of two structures at **225 Rogers St Ne**. Property is zoned Pratt Pullman Landmark District.
Applicant: Atomic Entertainment LLC
120 Rogers St.
Staff Recommendation: Approve with conditions.

- s) Application for a Type III Certificate of Appropriateness (CA3-18-529) for a variance to allow a deduction in the required minimum rear yard setback from 39.1' to 7'; and 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) / Beltline.
Applicant: Dianne Barfield
P.O. Box 475, Morrow
Staff Recommendation: (CA3-18-529) Approval.
Staff Recommendation: (CA3-18-344) Approve with conditions.

- t) Application for a Type III Certificate of Appropriateness (CA3-18-530) for alterations and a rooftop addition at **467 Edgewood Ave**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline.
Applicant: Eric Bethany
887 Wylie St.
Staff Recommendation: Approval.

- u) Application for a Review and Comment (RC-18-533) for Review and comment on In Rem Demolitions from the November 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.

Items requiring discussion:

- a) Application for a Type III Certificate of Appropriateness (CA3-18-503) for a variance to allow a retaining wall and fence with a combined height of 8' 4" where otherwise a combined height of 6' is permitted. at **509 Peeples St Sw**. Property is zoned R-4A / West End Historic District
Applicant: Larry B. Carter
509 Peeples St.
Staff Recommendation: Defer to the January 9, 2018 Commission meeting.

- b) Application for a Type III Certificate of Appropriateness (CA3-18-511) for new structures and site work related to a new education facility at **1368 Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District
Applicant: John S. Poelker
1315 Peachtree St.
Staff Recommendation: Approve with conditions.

- c) Application for a Type III Certificate of Appropriateness (CA3-18-517) for a variance to allow an increase in the allowable accessory structure height from a maximum of 20' to 24', to allow an increase in the maximum rear yard coverage from 20% to 32%, and to allow an increase in the allowable accessory structure size from 30% of the floor area of the principal structure to 101% of the floor area of the principal structure; and a Type III Certificate of Appropriateness (CA3-18-251) for an accessory structure at **69 Randolph St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline
Applicant: Phil Mutz / Jason Parker
69 Randolph St.
Staff Recommendation: (CA3-18-517): Denial
Staff Recommendation: (CA3-18-251): Denial

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 28, 2018
Staff Recommendation: Approve with conditions.
- e) Application for a Type II Certificates of Appropriateness (CA2-18-414) for the consolidation of three (3) lots into one (1) lot at **499 Irwin St**. 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 28, 2018
Staff Recommendation: Approve with conditions.
- f) 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 28, 2018
Staff Recommendation: Approve with conditions.
- g) 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.
Deferred on November 28, 2018
Staff Recommendation: Defer to the January 9, 2019 Commission meeting.

- h) 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.

Deferred on November 14, 2018

Staff Recommendation: Approval of conditions.

5. Other Business

-Potential Report from the 2019 Chair and Vice Chair Nominating Committee

6. Adjournment