



## CITY OF ATLANTA

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

DEPARTMENT OF CITY PLANNING  
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**TIM KEANE**  
**Commissioner**

Office of Design

### **AUDC MINUTES** **November 28, 2018**

A meeting of the Atlanta Urban Design Commission was held on Wednesday, November 28, 2018 beginning at 4:21 pm in the Old City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided over the meeting.

Members present:

Ms. Fredalyn Frasier, Chair  
Mr. Johnny Edwards  
Mr. Andrew Kohr  
Mr. Robert Reed

Staff present:

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

Visitors present included:

Mr. Paul Simo	Ms. Kathi Woodcock	Mr. Juan Jimenez
Mr. Larry Hanes	Ms. Monica Woods	Mr. Adam Mincey
Mr. Cooper Pierce	Ms. Derica Hector	Ms. Kandace Walker-
Mr. Brian Dillman	Ms. Asa Fain	Binda
Mr. Chris Hamilton	Mr. Norman Koplou	Mr. Ned Falk
Mr. James Potts	Ms. Tracy Stevenson	
Mr. Kyle Kessler	Mr. Antwonnie McKlesky	

Mr. Andrew Kohr made the motion to approve the agenda. The Commission voted in favor unanimously. Then Mr. Robert Reed made the motion to approve the minutes from the meeting of November 14, 2018. The Commission voted in favor unanimously.

**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.**  
**Commission voted: Deferred 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.**  
**Commission voted: Deferred 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.**  
**Commission voted: Approved.**  
  
**Staff Recommendation: (CA3-18-391) Approve with conditions.**  
**Commission voted: Approved 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**  
**Commission voted: Approved.**
- 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**  
**Commission voted: Deferred to the December 12, 2018 Commission 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.**  
**Commission voted: Approved.**  
**Staff Recommendation (CA3-18-465): Approve with conditions.**  
**Commission voted: Approved 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.**  
**Commission voted: Approved.**
- 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.**  
**Commission voted: Approved 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.**  
**Commission voted: The Commission will 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. Koplon  
600 Peachtree Str.  
**Staff Recommendation: Send a letter with comments to the Applicant.**  
**Commission voted: The Commission will 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.**  
**Commission voted: Approved.**
- 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.**  
**Commission voted: Approved.**
- 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**  
**Commission voted: Deferred to the December 12, 2018 Commission 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.**  
**Commission voted: The Commission will 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.**  
**Commission voted: Approved 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.**  
**Commission voted: Approved 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.**  
**Commission voted: Approved.**

**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.**  
**Commission voted: Deferred 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.**  
**Commission voted: Approved 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.**  
**Commission voted: Approved 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 to the December 12, 2018 Commission meeting.**  
**Commission voted: Deferred to the December 12, 2018 Commission meeting.**  
**Staff Recommendation (CA3-18-515): Denial without prejudice.**  
**Commission voted: Denied 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.**  
**Commission voted: Deferred to the 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.**  
**Commission voted: Approved 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.**  
**Commission voted: Approved 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.**  
**Commission voted: Approved 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**  
**Commission voted: Approved 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.**  
**Commission voted: Deferred 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.**  
**Commission voted: Approved.**
- 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.**  
**Commission voted: Deferred 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.**  
**Commission voted: Approved 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