



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

Office of Design

AUDC MINUTES **December 12, 2018**

A meeting of the Atlanta Urban Design Commission was held on Wednesday, December 12, 2018 beginning at 4:00 pm in the City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided over the meeting.

Members present:

Ms. Fredalyn Frasier, Chair
Mr. Johnny Edwards
Mr. Garfield Peart
Ms. Julie Sellers, Vice-Chair

Staff present:

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

Visitors present included:

Mr. Larry Carter	Mr. Jeffrey Baker	Mr. Gaudalupe Velasquez
Mr. Chad Stacy	Mr. John Davis	Mr. Jared Samples
Mr. Kathi Woodcock	Mr. Alan Wieczynski	Mr. Innocent Nwachukwu
Mr. Wayne Brown	Mr. Frank Neely	Mr. Yosote Alesuerte
Mr. Xiniu Yin	Mr. Ruben Calleiro	
Ms. Jennifer VanDecenter	Mr. Paul Simo	

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 28, 2018. The Commission voted in favor unanimously.

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.
Commission voted: Approval 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.
Commission voted: The Commission confirmed 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.
Commission voted: Approval 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.
Commission voted: Deferal 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.
Commission voted: The Commission confirmed 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.
Commission voted: the Commission confirmed 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
Commission voted: Approval 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: Adopt the Staff Report as the comments of the Commission.
Commission voted: The Commission Adopted the Staff Report as the comments of the Commission and will send a copy to the Applicant.
- 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: Adopt the Staff Report as the comments of the Commission.
Commission voted: The Commission Adopted the Staff Report as the comments of the Commission and will send a copy to the Applicant.
- j) 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 the January 9, 2019 Commission meeting.
Commission voted: Deferral to the January 9, 2019 Commission meeting.

- k) 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.
Commission voted: Approval 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
Deferred on November 28, 2018
Staff Recommendation: Defer to the January 9, 2018 Commission meeting.
Commission voted: Deferral to the January 9, 2019 Commission meeting.
- m) 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.
Commission voted: Approval with conditions.
- n) 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.
Commission voted: Approval with conditions.
Staff Recommendation: CA3-18-522 - Approval with conditions.
Commission voted: Approval with conditions.
- o) 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.
Commission voted: Approval with conditions.

- p) 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.
Commission voted: Approved.
Staff Recommendation: (CA3-18-344) Approve with conditions.
Commission voted: Approval with conditions.
- q) 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: Approve.
Commission voted: Approval.
- r) 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.
Commission voted: the Commission confirmed the delivery of comments at the meeting.

Items requiring discussion:

- a) 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
Commission voted: Approval with revised conditions.
- b) 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.
Commission voted: Deferred to the January 9, 2019 Commission meeting.

- c) 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.
Commission voted: Deferred to the January 9, 2019 Commission meeting.
- d) 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.
Commission voted: Approval with conditions.
- e) 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
Commission voted: Deferred to the January 9, 2019 Commission meeting.
- f) 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
Commission voted: Deferred to the January 9, 2019 Commission meeting.

Deferred Items:

- g) 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.
Commission voted: Approved with conditions.

- h) 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.
Commission voted: Approval.
- i) 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.
Commission voted: Approval with revised conditions.

The Commission lost quorum before the following applications were heard. These applications will be moved to the beginning of the January 9, 2019 Commission meeting.

- j) 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.
- k) 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: Approve with conditions.

5. Other Business

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

6. Adjournment