



## CITY OF ATLANTA

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

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

Office of Design

### **AUDC Minutes** **January 9, 2019**

A meeting of the Atlanta urban Design Commission was held on Wednesday, January 9, 2019 beginning at 4:00 PM in City Hall Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, Presided over the meeting.

Members Present:

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

Staff Members Present:

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

Visitors present included:

Mr. Ruben Callero	Ms. Angie Holdings	Ms. Jocelyn Lyles
Mr. Mark McCammon	Mr. David Spencer	Mr. Joe Scott
Mr. Larry Carter	Ms. Jeannette Blawn	Mr. Raymond Harris
Ms. Contessa Middleton	Ms. Susan Cobb	Mr., Steven Branch
Ms. Kenyotta Johnson	Mr. Wayne Brown	Mr. Hakim Herim
Mr. Erich Nunn	Mr. Kenneth Thompson	Mr. Paul Freeman

Mr. Andrew Kohr made the motion to approve the Agenda. The Commission voted in favor unanimously. The Minutes from the December 12, 2018 Commission meeting will be reviewed and voted on by the Commission at the January 23, 2019 Commission meeting.

**Consent Portion:**

- a) 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 23, 2019 Commission meeting.**  
**Commission voted: Deferred to the January 23, 2019 Commission meeting.**
- d) 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)  
Applicant: Scott Evans  
165 Battery Place  
Deferred on December 12, 2018  
**Staff Recommendation: Approval with Conditions**  
**Commission voted: Approval with conditions.**
- e) Application for a Type III Certificate of Appropriateness (CA3-18-548) for alterations and a rear addition at **2577 Godfrey Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.  
Applicant: Steven Branch  
300 Colonial Center Pkwy, Roswell  
**Staff Recommendation: Approval with Conditions**  
**Commission voted: Approval with conditions.**
- f) Application for a Type III Certificate of Appropriateness (CA3-18-547) for alterations, an addition, and site work. at **2522 Godfrey Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.  
Applicant: Steven Branch  
300 Colonial Center Pkwy., Roswell  
**Staff Recommendation: Approval with Conditions**  
**Commission voted: Approval with conditions.**
- g) Application for a Review and Comment (RC-18-531) for alterations, an addition, and site work at **125 Palisades Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District  
Applicant: Leslie Tyrone  
125 Palisades Rd.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission voted: The Commission confirmed the delivery of comments at the meeting.**
- h) Application for a Type III Certificate of Appropriateness (CA3-18-558) for alterations and additions at **725 Kalb St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)  
Applicant: David Spencer  
725 Kalb St.  
**Staff Recommendation: Approve**

**Commission voted: Approved.**

- i) Application for a Type III Certificate of Appropriateness (CA3-18-549) for alterations, a front porch addition, and site work at **1027 Lawton St Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Mr. Realestate 007 Brokerage Llc  
6961 Peachtree Industrial Blvd., Norcross  
**Staff Recommendation: Approval with Conditions**  
**Commission voted: Approval with conditions.**
  
- j) Application for a Type II Certificate of Appropriateness (CA2-18-550) for alterations at **451 East Kildare Ave Nw**. Property is zoned R-4 / Collier Heights Historic District.  
Applicant: Anow D Francis  
PO Box 311278  
**Staff Recommendation: Approve**  
**Commission voted: Approved.**
  
- k) 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, at **641 Rosalia St Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: William And Margaret Thompson  
641 Rosalia St. Se  
Deferred on December 12, 2018  
**Staff Recommendation: Defer to the January 23, 2019 Commission meeting.**  
**Commission voted: Deferred to the January 23, 2019 Commission meeting.**
  
- l) Application for a Type IV Certificate of Appropriateness (CA4PH-18-536) for demolition due to a threat to public health and safety at **1108 Richland Rd Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Tonja Halton-Mincey - City Of Atlanta Office Of Code Enforcement  
818 Pollard Blvd.  
**Staff Recommendation: Denial without prejudice.**  
**Commission voted: Denied without prejudice.**
  
- m) Application for a Type III Certificate of Appropriateness (CA3-18-496) for Alteration and an addition at **912 Oakland Dr Sw**. Property is zoned R-4A/Oakland City Historic District.  
Applicant: Carlos E. Guzman  
2306 Wilkins Circle, Decatur  
Deferred on December 12, 2018  
**Staff Recommendation: Denial without prejudice.**  
**Commission voted: Denied without prejudice.**
  
- n) 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  
Deferred on December 12, 2018  
**Staff Recommendation: Defer to the January 23, 2019 Commission meeting.**

**Commission voted: Deferred to the January 23, 2019 Commission meeting.**

- o) Applications for a Type II & III Certificates of Appropriateness Application for a Type III Certificate of Appropriateness (CA3-18-251) for an accessory structure; and, (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 at **69 Randolph St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline  
Applicant: Phil Mutz

69 Randolph St.

Deferred on December 12, 2018

**Staff Recommendation: Defer to the January 23, 2019 Commission meeting.**

**Commission voted: Deferred to the January 23, 2019 Commission meeting.**

- p) Application for a Review and Comment (RC-19-018) on V-18-362 at **935 Oglethorpe Ave**. Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: David Crail

935 Oglethorpe Ave.

**Staff Recommendation: Send a letter with comments to the Secretary of the BZA.**

**Commission voted: the Commission adopted the Staff Report as their comments and will send a copy to the Secretary of the BZA.**

- q) Application for a Type II Certificate of Appropriateness (CA2-18-551) for a revision to previously approved plans for an addition at **620 Home Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Sara Adkins

120 Ponce De Leon Ct., Decatur

**Staff Recommendation: Deferral to the January 23, 2019 Commission meeting.**

**Commission voted: Deferred to the January 23, 2019 Commission meeting.**

**Items requiring discussion:**

- a) Application for a Type IV Certificate of Appropriateness (CA4PH-18-535) for demolition due to a threat to public health and safety at **719 Caron Cir Nw**. Property is zoned R-3 / Collier Heights Historic District  
Applicant: Tonja Halton-Mincey - City Of Atlanta Office Of Code Enforcement  
818 Pollard Blvd.

**Staff Recommendation: Approval with conditions.**

**Commission voted: Approval with conditions.**

- b) Application for a Type II Certificate of Appropriateness (CA2-18-541) for new signage at **50 Hurt Plz Se**. Property is zoned SPI-1 (Subarea 1) / LBS  
Applicant: Canam Signs & Imaging

826 Curie Dr., Alpharetta

**Staff Recommendation: Approval with conditions.**

**Commission voted: Approval with revised conditions.**

- c) Application for a Type III Certificate of Appropriateness (CA3-18-553) for new construction of six (6) townhomes and alterations to an existing structure. at **716 & 724 Edgewood Ave Ne**. Property is zoned R-LC / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: The Thrive Group, Llc  
3500 Lenox Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission voted: Approval with conditions.**
- d) Application for a Type II Certificate of Appropriateness (CA2-18-554) for alterations and new signage at **217 Walker St Sw**. Property is zoned Castleberry Hill Landmark District (Subarea 1).  
Applicant: Kenneth Thompson  
322 Peters St.  
**Staff Recommendation: Approval with conditions.**  
**Commission voted: Approval with conditions.**
- e) Application for a Type III Certificate of Appropriateness (CA3-18-555) for alterations and a rear addition at **686 Kirkwood Ave Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline  
Applicant: Xinyue Yin  
3635 Savannah Pl., Duluth  
**Staff Recommendation: Approval with conditions.**  
**Commission voted: Deferred to the February 13, 2019 Commission meeting at the Applicant's request.**

**Deferred Cases**

- b) 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  
Applicant: Contessa Middleton  
3124 Meadow Glade Ct, Lithonia  
Deferred on December 12, 2018  
**Staff Recommendation: Approval with Conditions**  
**Commission voted: Approval with conditions.**
- c) 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 with conditions.**  
**Commission voted: Approval with revised conditions.**

- f) 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.  
Deferred on December 12, 2018  
**Staff Recommendation: Approve.**  
**Commission voted: Approval with conditions.**

5. Other Business

**Report from the Officer Nominating Committee:**

Nominations:

Julie Sellers – Chair  
Andrew Kohr – Vice Chair.

The Commission voted unanimously for the proposed 2019 Officers.

6. Adjournment – 6:00 PM.