



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

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 2653 Oldknow Drive
APPLICATION: CA2-19-256
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Collier Heights Historic District **Other Zoning:** R-4

Date of Construction: 1960

Property Location: West of Hamilton E. Holmes and East of Albert Street

Contributing (Y/N)? Yes, Building **Type / Architectural form/style:** Split level

Project Components Subject to Review by the Commission: Alterations

Project Components NOT Subject to Review by the Commission: Interior work

Relevant Code Sections: Sec. 16-20 & Sec. 16-20Q

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Yes, Stop Work Order placed on May 6, 2019. Work without a permit.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20Q of the City of Atlanta Zoning Ordinance.

ALTERATIONS

A Stop Work Order was placed on the address listed above due to work being done without a permit. Work included, the removal of the roof to allow for added living quarters—bedroom, new porch railings, front door and added concrete pad at the rear of the principal structure. The Applicant proposes to rebuild the roof back to its original roof form before the removal. In addition to this, rebuild of the porch railing back to its' original state and add a new front door.

PLANS

The Applicant has provided site plans that appear not to be to-scale. The Applicant has not provided FAR information on the site plans. Staff recommends that Applicant provide three sets of to-scale site plans with FAR information.

ROOF

The Applicant has proposed to restore the roof to its originality before the removal. Research shows the roof is a double flat Hip roof that extends from the front to the rear. The Applicant has depicted a double Hip Roof on the "rebuild" plans, however the pitch on the plans is not accurate. The pitch on the "rebuild" is much steeper. Staff recommends that Applicant correct the pitch discrepancy and rebuild the roof back to its exact originality.

Additionally, Staff would recommend the Applicant restore all the windows back to their original shape and position on the front façade once the roof line is corrected.

PORCH RAILINGS

The Applicant had changed the porch railings and columns from its original wood railings and columns. The Applicant has proposed to restore them to their originality. Staff is not concerned with this proposal.

FRONT DOOR

The Applicant proposes a wood door with several lite openings that would be reflect of doors for houses constructed in this period. Staff is not concerned with this proposal.

CONCRETE PAD

The Applicant proposes to install a concrete pad on the rear of the principal structure. Staff is not concerned with this proposal.

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall provide three sets of to-scale site plans with FAR information , per Sec. 16-20Q.005;
2. The Applicant shall correct the pitch discrepancy and rebuild the roof back to its exact originality, per Sec. 16-20Q.006(1)(d);
3. The Applicant shall restore all the windows back to their original shape and position on the front façade once the roof and pitch of the roof is corrected, per Sec.16-20Q.006(2)(a) and
4. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant

CA2-19-256 for 2653 Oldknow Drive

June 12, 2019

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TIM KEANE
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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 712 Kirkwood Ave.
APPLICATION: CA3-19-259
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Cabbagetown Landmark District (Suabrea 3) **Other Zoning:** None

Date of Construction: Pre 1911

Property Location: North block face of Kirkwood Ave., east of Estoria St., west of Short St.

Contributing (Y/N)?: Yes. **Building Type / Architectural form/style:** Folk Victorian Cottage.

Project Components Subject to Review by the Commission: use.

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 & Sec. 16-20A

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20A of the Zoning Ordinance of the City of Atlanta.

Site plan

Staff has not received a site plan or survey. This document allows Staff to confirm the lot dimensions match the City records and allows Staff to confirm the setbacks of the structure and proposed addition. As such, Staff recommends the Applicant provide 2 copies of a to-scale site plan and 12 reduced size copies of a site plan showing the existing and proposed conditions of the lot.

Per the District regulations, the rear yard setback is based on the compatibility rule. No compatibility information has been received for this proposed addition. As such, Staff recommends the Applicant provide information detailing the proposed rear yard setback meets the compatibility rule.

Addition

The Applicant is proposing a one-story addition to the rear of the existing structure. The proposed addition will contain a rear-facing gable consistent with the design of the gable on the front façade. Staff finds that a rear facing gable would be an appropriate design for an addition to a cross gabled historic Folk Victorian Cottage. As such, Staff has no concerns with the design of the proposed addition. Staff would recommend the existing rear corner board be retained in its current location to allow for proper historic interpretation of the addition.

The floor area ratio in this subarea is limited to 50% of the lot area. Staff recommends the Applicant provide information noting the existing and proposed FAR on the site plans.

With regards to the fenestration, the District regulations require the fenestration pattern, size, scale, design, and materials to be based on the compatibility rule. In looking at the proposed fenestration on the right side and rear façade, Staff finds that the windows proposed are consistent with the design of the existing structure. As such, Staff has no concerns with the windows on these two façades.

A new French door is proposed for the interior portion of the addition. This feature will open onto a new deck to be built at the rear of the home. While these doors would not be features found as original on a home of this type, Staff finds their design consistent with the existing structure and has no concerns with their inclusion.

Site work

The Applicant is proposing the addition of a deck to the rear of the existing structure and proposed addition. Staff has no concerns with the placement of the feature with the exception that Staff cannot confirm the rear yard setback. This issue will likely be resolved given Staff's previous recommendation regarding the site plan and compatibility information.

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following:

1. The Applicant shall provide 2 copies of a to-scale site plan and 12 reduced size copies of a site plan showing the existing and proposed conditions of the lot, per Sec. 16-20A.006(3);
2. The Applicant shall provide information detailing the proposed rear yard setback meets the compatibility rule, per Sec. 16-20A.006(9);
3. The existing rear corner board shall be retained in its current location to allow for proper historic interpretation of the addition, per Sec. 16-20A.006 (14)(c);
4. The Applicant shall provide information noting the existing and proposed FAR on the site plans, per Sec. 16-20A.009(8); and,
5. The Applicant shall submit all updated plans and materials no less than 8 days before the deferred meeting date.

cc: Applicant
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 249 Powell St.
APPLICATION: CA3-19-237
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Cabbagetown landmark District (Subarea 3) **Other Zoning:** None

Date of Construction: 1920

Property Location: The subject property is located on the west block face of Powell St., south of Gaskill St.

Contributing (Y/N)?: N/A **Building Type / Architectural form/style:**

Project Components Subject to Review by the Commission: All facades of the the proposed addition

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20A

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: The Commission previously reviewed CA3-18-013 for a rear addition which was denied without prejudice due to a lack of response to the Staff Report from the Applicant.

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20A of the Zoning Ordinance of the City of Atlanta.

Site plan

Staff has not received a site plan or survey. This document allows Staff to confirm the lot dimensions match the City records and allows Staff to confirm the setbacks of the structure and proposed addition. As such, Staff recommends the Applicant provide 2 copies of a to-scale site plan and 12 reduced size copies of a site plan showing the existing and proposed conditions of the lot.

Per the District regulations, the rear yard setback is based on the compatibility rule. No compatibility information has been received for this proposed addition. As such, Staff recommends the Applicant provide information detailing the proposed rear yard setback meets the compatibility rule.

Addition

The Applicant is proposing a one-story addition to the rear of the existing structure. The proposed addition will contain a rear-facing gable consistent with the design of the gable on the front façade. While a hipped roof would likely be more prevalent on the rear of a New South Cottage such as the subject property, Staff finds the proposed rear gable will permit the addition to be properly differentiated from the original portions of the structure. As such, Staff has no concerns with the design of the proposed addition.

The floor area ratio in this subarea is limited to 50% of the lot area. Staff recommends the Applicant provide information noting the existing and proposed FAR on the site plans.

With regards to the fenestration, the District regulations require the fenestration pattern, size, scale, design, and materials to be based on the compatibility rule. In looking at the proposed fenestration on the right side and rear façade, Staff finds that the windows proposed are consistent with the design of the existing structure. As such, Staff has no concerns with the windows on these two façades.

A new 8 lite rear door is proposed for the rear façade of the existing portion of the structure and a new 8 lite French door is proposed for the interior portion of the addition. These features will open onto a new deck to be built at the rear of the home. While these doors would not be features found as original on a home of this type, Staff finds their design consistent with the existing structure and has no concerns with their inclusion.

Site work

The Applicant is proposing the addition of a deck to the rear of the existing structure and proposed addition. Staff has no concerns with the placement of the feature with the exception that Staff cannot confirm the rear yard setback. This issue will likely be resolved given Staff's previous recommendation regarding the site plan and compatibility information.

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following:

1. The Applicant shall provide 2 copies of a to-scale site plan and 12 reduced size copies of a site plan showing the existing and proposed conditions of the lot, per Sec. 16-20A.006(3);
2. The Applicant shall provide information detailing the proposed rear yard setback meets the compatibility rule, per Sec. 16-20A.006(9);
3. The Applicant shall provide information noting the existing and proposed FAR on the site plans, per Sec. 16-20A.009(8);
4. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
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OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 395 Cherokee Ave.
APPLICATION: CA3-19-224
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District (Subarea 1) **Other Zoning:** R-5 / Beltline.

Date of Construction: 1901

Property Location: Northwest corner of Cherokee Ave. and Bryan St. (unimproved).

Contributing (Y/N)?: Yes **Building Type / Architectural form/style:** Queen Anne bungalow.

Project Components Subject to Review by the Commission: Alterations and dormer addition.

Project Components NOT Subject to Review by the Commission: portions of the work on non-street facing façades.

Relevant Code Sections: Sec. 16-20 Sec. 16-20k

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: None

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20K of the Zoning Ordinance of the City of Atlanta.

The District regulations provide two criteria for reviewing alterations to contributing structures. First, the additions and alterations may be consistent with and reinforce the historic architectural character of the existing contributing structure while complying with the standards for new construction. Second, the additions and alterations should not harm historic materials that characterize the property. As the project will involve an inevitable loss of historic materials, Staff finds the first criteria is appropriate for reviewing this project.

The District regulations only give the Commission and Staff purview over those façades which face a public street. For this project, Staff will limit their reviews to the Cherokee Ave. and the unimproved Bryan St. façades of the structure and proposed additions.

Alterations

The Applicant is proposing the removal of the existing rear addition's shed roof and a portion of the rear hipped roof to create a single slope. In general, Staff has no concerns with this proposal. However, Staff does recommend any existing corner boards on the unimproved Bryan St. façade be retained to allow for proper differentiation of the original portions of the structure from the non-historic shed roof addition.

Addition

The Applicant proposes a rear dormer addition to be massed below the ridge of the main roof hip. Staff finds the addition would not be visible from Cherokee Ave., and would be minimally visible from the unimproved Bryan St. façade. Further, as it is unlikely that the unimproved portion of Bryan St. will be improved, Staff finds the addition will have little, if any, impact on the public viewsheds of the District. As such, Staff has no concerns with the proposal.

STAFF RECOMMENDATION: Approval with the following conditions:

1. Any existing corner boards on the unimproved Bryan St. façade shall be retained to allow for proper differentiation of the original portions of the structure from the non-historic shed roof addition; and,
2. Staff shall review and if appropriate, approve the final plans and documentation.

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Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1189 South Ponce De Leon .
APPLICATION: CA3-19-243
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Druid Hills Landmark District **Other Zoning:** None

Date of Construction: 1921

Property Location: Southeast corner of South Ponce De Leon Ave and Moreland Ave.

Contributing (Y/N)?: Yes. **Building Type / Architectural form/style:** Exhibits characteristics of classical renaissance styles.

Project Components Subject to Review by the Commission: Special Use Permit for the propose office use.

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 & Sec. 16-20B

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: The Commission reviewed RC-05-044 in 2005 for the special use permit that allowed the property to be used as a real estate office.

SUMMARY CONCLUSION / RECOMMENDATION: Approval.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20B of the Zoning Ordinance of the City of Atlanta.

In the Druid Hills Landmark District the Commission reviews all special use permits to permit the conversion of any existing building to a nonresidential permitted principal use. The Commission previously reviewed the conversion of this structure from one office use to a real estate office use. The conditions placed on the special use permit issued by the City Council state that the special use permit became null and void when the real estate office vacated the property. As such, A new special use permit is required to allow the proposed law office use.

The Council is required to make the following findings in order to grant a special use permit for non-residential uses in the Ponce De Leon Corridor of the Landmark District: A) Such nonresidential use of the existing structure is not incompatible with or detrimental to the residential character of the District; and, B) that the structure, as it exists or as it is permitted to be modified under ... the District regulations can no longer be used as a residence. Staff's analysis will address these two criteria.

Such nonresidential use of the existing structure is not incompatible with or detrimental to the residential character of the District

The Applicant has provided a narrative which states the property's use as an office of one form or another for the last 65 years establishes that the proposed office use is not incompatible or detrimental to the residential character of the District. The Applicant further notes that the special use permits which were granted previously established that the proposed office use was not incompatible with or detrimental to the residential character of the District. The Applicant also cites previous variances and building permits issued by the City of Atlanta which allowed the office use to be expanded in 1994 and 1995.

The Applicant cites the proximity of other non-residential uses including a multifamily property, several offices, a religious temple, and an automobile service station along South Ponce De Leon Ave. as well as the existence of a mix of multifamily, residential, office, institutional, and church uses along the north block face of Ponce De Leon Ave. as further evidence that the proposed nonresidential use is not incompatible with or detrimental to the residential character of the District.

Staff agrees with the Applicant's analysis.

The structure, as it exists or as it is permitted to be modified under ... the District regulations can no longer be used as a residence.

Again, the Applicant cites the property's history as an office of one form or another for the last 65 years as evidence that the structure could no longer be used as a residence. Further, the Applicant states that the issuance of the permits to allow the expansion of previous office uses would make the conversion of the subject property back to a residence infeasible.

Staff agrees with the Applicant's analysis.

Staff finds that the Applicant has satisfied the criteria for granting the requested special use permit to allow a nonresidential use at this property and recommends the Commission approve the project.

Staff would note that the Applicant proposes amending the conditions attached to the special use permit at this property. However, Staff finds that the proposed conditions would not limit the Commission's ability to enforce the Druid Hills Landmark District regulations with regards to any future changes to the subject property.

STAFF RECOMMENDATION: Approval.

cc: Applicant
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 346 Peters St.
APPLICATION: CA2-19-257 & CA3-19-258
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Castleberry Hill Landmark District (Subarea 1) **Other Zoning:** N/A

Date of Construction: Vacant

Property Location: East block face of Peters St., north of McDaniel St.

Contributing (Y/N)?: Yes. **Building Type / Architectural form/style:** infill

Project Components Subject to Review by the Commission: New Construction

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 & Sec. 16-20N

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20N of the Zoning Ordinance of the City of Atlanta.

The District regulations have both qualitative and quantitative regulations for new construction. If an item is not discussed below, Staff finds the related requirement was met.

Variance Request

The requested variance is to allow an increase in the maximum allowable building height from 44' with the ground floor retail bonus to 54'.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The Applicant cites the shallow depth of the property in relation to the neighboring properties.

The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

The Applicant cites several conditions that would limit the building footprint. However, Staff finds the Applicant has not provided sufficient information showing how these conditions create an unnecessary hardship and therefore require additional living space in excess of the height requirements.

Such conditions are peculiar to the particular piece of property involved;

Staff recommends the Applicant provide a response detailing how the issues present on this site are peculiar to this piece of property in relation to other properties in the subarea.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

The Applicant cites the prevalence of rooftop structures in the District, the compliance of the main building façade, the limited visibility of the structure, compliance with the required screening of public trash collection, and the compliant square footage of the proposed rooftop structures as evidence that relief would not cause substantial detriment to the public good or impair the Commission's ability to enforce the Castleberry Hill Landmark District regulations.

Staff finds that the Applicant has not shown that an unnecessary hardship is present on the site and has not shown that the perceived hardship is unique to the property. While the lot in question is smaller in relation to the immediately adjacent sites, Staff finds that small irregular shaped lots are common in the subarea. The Applicant has also not shown how these conditions require habitable space as opposed to the basic rooftop access allowed by the Zoning Ordinance. As such, Staff recommends the Applicant show how the regulations present an unnecessary hardship. Staff further recommends the Applicant show how the conditions of this site are unique to this particular piece of property as opposed to other properties in the subarea. Staff further recommends the Applicant provide evidence of how the site conditions require habitable space on the rooftop as opposed to the basic rooftop access permitted by the Zoning Ordinance.

New construction

Site plan

In reviewing the site plan provided by the Applicant, Staff has determined that the lot dimensions provided do not match the City's records. Further, Staff can find no evidence of a lot consolidation application on file with the City. As such, Staff recommends the Applicant either provide evidence, such as a plat signed by City Staff, that the lot dimensions are recognized by the City or apply for a lot consolidation from the Office of Zoning and Development.

Height

The Applicant is proposing ground floor live/work retail units with 12' ceilings to take advantage of the 10% height bonus permitted by the District regulations. However, Staff finds that this regulation would require the ground floor units to be retail without any attached residential use. As such, Staff recommends the ground floor retail live/work units be changed to a retail use only.

Given Staff's findings with regards to the building height variance, Staff will not comment on the proposed building height at this time.

Building Façades

The District regulations require the fenestration pattern on all 4 façades to meet the compatibility rule. Staff has not received compatibility information for the fenestration patterns. As such, Staff recommends the Applicant provide compatibility information for the proposed fenestration on all 4 façades.

The Applicant is proposing recessed balconies on the Peters Street and Bettis Alley façades. Staff is concerned that the inclusion of these voids on the façades of the structure would be incompatible with the contributing structures in the District. Staff finds that the easiest way to eliminate the incompatibility would be to bring the window system forward to make the entire façade flush. However, Staff finds that if a window system, with movable windows that could be opened to provide an open-air space when in use, were added to the railing of the proposed balcony area that the need for façade compatibility could be met while also meeting the Applicant's needs. As such, Staff recommends that either the window system on the balcony be brought forward to eliminate the recessed area or that a new window system be added to the railing of the proposed balcony area.

The Applicant is proposing a parking structure which is open on 4 sides. The District regulations require all parking deck façades to have the appearance of a horizontal storied building. Staff finds that the proposed configuration does not meet the District regulations and is incompatible with the character of contributing buildings in the District. As such, Staff recommends that façades meeting the District regulations be added to the proposed parking deck. Staff further recommends the Applicant provide documentation that the parking structure meets the lighting, security, and maintenance requirements of the District regulations.

Based on the plans provided, Staff cannot determine if the side façade building materials meet the District regulations. Staff recommends the plans note the proposed building materials on all 4 façades. Staff further recommends the primary facade materials on all 4 façades of the structure meet the District regulations and be noted on the elevations.

Rooftop structures

Given Staff's recommendation for the requested variance, for which the design of the rooftop structures is a large part, Staff will withhold commentary on the rooftop structures at this time.

STAFF RECOMMENDATION CA3-19-258: Deferral to allow the Applicant time to address the following:

1. The Applicant shall show how the regulations present an unnecessary hardship;
2. The Applicant shall show how the conditions of this site are unique to this particular piece of property as opposed to other properties in the subarea;
3. The Applicant shall provide evidence of how the site conditions require habitable space on the rooftop as opposed to the basic rooftop access permitted by the Zoning Ordinance;

STAFF RECOMMENDATION CA3-19-257: Deferral to allow the Applicant time to address the following:

1. The Applicant shall either provide evidence, such as a plat signed by City Staff, that the lot dimensions are recognized by the City or apply to consolidate the lots with the Office of Zoning and Development and the Office of Design;
2. The ground floor retail live/work units shall be changed to a retail use only, per Sec. 16-20N.008(1)(b);
3. The Applicant shall provide compatibility information for the proposed fenestration on all 4 façades, per Sec. 16-20N.008(1)(d);
4. Either the window system on the balcony shall be brought forward to eliminate the recessed area or a new window system shall be added to the railing of the proposed balcony area, per Sec. 16-20N.008(1)(d)(i);
5. Façades meeting the District regulations shall be added to the proposed parking deck, per Sec. 16-20N.007(8)(m);
6. The Applicant shall provide documentation that the parking structure meets the lighting, security, and maintenance requirements of the District regulations, per Sec. 16-20N.007(12);
7. The primary facade materials on all 4 façades of the structure shall meet the District regulations and shall be noted on the elevations, per Sec. 16-20N.008(1)(e)(i); and,
8. All updated plans and materials shall be submitted no less than 8 days before the deferred meeting date.

cc: Applicant
Neighborhood
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TIM KEANE
Commissioner

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1145 Princess Avenue
APPLICATION: CA2-19-255
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-4A

Date of Construction: 1927

Property Location: West of Wilmington Avenue and East of Larosa Terrace

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Craftsman

Project Components Subject to Review by the Commission: Alterations

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: 20M.007

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Stop Work Order on 4/10

SUMMARY CONCLUSION / RECOMMENDATION: Approval Upon Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

PLANS

The Applicant has not provided a site plan but has mention repair to a fence. Staff recommends that the Applicant provide three to-scale site plans that demonstrates the fence.

ALTERATIONS

The Applicant proposes to do several alterations to a contributing house in the District that will include siding alterations (roof gables and garage), window replacement, repair of soffits, repair driveway and fence repair.

SIDING

Principal Structure

On the front gable roof and both side gable roofs, there was asbestos siding. The Applicant changed it to what appears to be smooth-face cementitious siding. District Regulations permit smooth facing cementitious siding on principal structures if there are other principal structures on the blockface with cementitious siding. Research shows that there are varying degrees of siding on gables roofs on the blockface which includes cementitious siding. Staff is not concern this proposal.

Garage

The Applicant proposes to replace the cedar block siding on the garage with cementitious siding. The garage is in the rear of the principal structure and is not visible from the public-right-away. Additionally, the garage doesn't appear to be original to the principal structure. Staff is not concern with proposed work on the garage.

Side note: The Applicant shall not paint the brick siding on the principal structure.

WINDOWS

The Applicant has already replaced the four-over-one and three-over-one wood windows with what appears to be two-over-one vinyl windows. Staff recommends the wood windows be retained if they are still available and repaired in-kind. If the wood windows are not available, Staff recommends, the replacement windows retain the size and shape of the original openings, to abide by the District Regulations.

SOFFIT

The Applicant proposes to repair in-kind the rotten wood around soffits. Since this is a general repair, Staff is not concerned with this proposal.

DRIVEWAY

The current driveway is cracked and missing several pieces of concrete. The Applicant proposes to repour the concrete and repair in-kind the existing drive without increase the footage. Staff is not concerned with proposal.

FENCE

The Applicant proposes to repair in-kind the existing fence. The Applicant does not provide any photos of the fence or provide a site plan to determine the fence location. Standing alone, to repair in-kind the fence is not problematic.

STAFF RECOMMENDATION: Approval Upon Conditions

1. The Applicant shall provide three to-scale site plans that demonstrates the fence, per Sec.20M.0013;
2. The brick siding on the principal structure shall not be painted, per Sec.20M.0013;
3. The wood windows shall be retained and repaired in-kind if they are still available, per Sec. 20M 0013;
4. Replacement windows shall retain the size and shape of the original openings to abide by the District Regulations, per Sec. 20M.0013(2)(o)(a) and
5. Staff shall review and if appropriate, approve the final plans and documentation.



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1326 Ponce De Leon Avenue, Common Area
APPLICATION: CA2-19-254
MEETING DATE: June 12, 2019

FINDINGS OF FACT:

Historic Zoning: Druid Hills Landmark District **Other Zoning:** N/A

Date of Construction: 1909

Property Location: West of Springdale Road and East of Oakdale Road

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Historic Condo/Townhome

Project Components Subject to Review by the Commission: Alterations

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20B.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20B of the City of Atlanta Zoning Ordinance.

ALTERATIONS

Windows

Photos of the existing wood windows provided by the Applicant, demonstrate deteriorating windows. The Applicant has purported to replace the rotted wood window in-kind and will not disturb the framing or window placement. Staff is not concerned with this proposal. The proposed work will not destroy the character of the principal structure but preserve it.

Deck Railings

Likewise, photos of the deck railings show rotting wood on all views from the street. The Applicant has proposed to replace in-kind in portion of the deck railing. Staff is not concerned with this proposed work.

STAFF RECOMMENDATION: Approve

cc: Applicant
Neighborhood
File