



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
October 23, 2019
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 Review and Comment (RC-19-495) for additions, alterations and accessory structures at **61 Montclair Dr NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Sam And Lyn Boykin
61 Montclair Dr
Staff Recommendation: Send letter with comments to the Commission.
Commission Voted: The commission confirmed delivery of comments at the meeting.
- b) Application for a Review and Comment (RC-19-486) for addition of an open-air pavilion at **660 McWilliams Rd, NE. (Kipp Vision)**. Property is zoned R-4.
Applicant: Michael Crawford
136 Stoneforest Drive
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The commission confirmed delivery of comments at the meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-19-237) for a rear addition at **249 Powell St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Joe Farr
249 Powell Street, Ne
Deferred on October 9, 2019
Staff Recommendation: Deferral.
Commission Voted: Deferred.

- d) Application for a Type III Certificate of Appropriateness (CA3-19-259) for additions and site work at **712 Kirkwood Ave Se**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Jared Barnett
712 Kirkwood Ave.
Deferred on October 9, 2019
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-19-357) for new construction of a single-family house at **415 Atwood St**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Earl Jackson / Metro Atlanta Permits
3094 Brook Dr.
Deferred on October 9, 2019
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.
- f) Application for a Review and Comment (RC-19-408) on Z-19-078 at **384 et al Hamilton E. Holmes Dr**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Brock Built Homes, LLC by Robert L. Zoeckler
1110 Northchase Pkwy SE Ste 150
Deferred on September 23, 2019
Staff Recommendation: Send a letter with comments to the Secretary of the Zoning Review Board.
Commission Voted: Send a letter with comments to the Secretary of the Zoning Review Board.
- g) Application for a Type III Certificate of Appropriateness(CA3-19-476) for a variance to permit compatibility comparisons based on contributing structures of like use where otherwise comparisons based on contributing structures of like use and house type are required on two lots; and, (CA3-19-381) for new construction of a single-family home at **650 Gaskill St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline.
Applicant: Tarver Siebert
182 Elizabeth St
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.
- h) Application for a Type III Certificate of Appropriateness(CA3-19-477) for a variance to permit compatibility comparisons based on contributing structures of like use where otherwise comparisons based on contributing structures of like use and house type are required on two lots; and, (CA3-19-384) for new construction of a single-family house at **650 Gaskill St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Tarver Siebert
182 Elizabeth St
Staff Recommendation: Deferral.
Commission Voted: Deferred.

- i) Application for a Type II Certificate of Appropriateness (CA2-19-503) for alterations at **782 Boulevard Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Rebecca Walter Osterberg
782 Boulevard Se.
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- j) Application for a Type II Certificate of Appropriateness (CA2-19-514) for new signage at **314 Auburn Ave**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Joy Huffman
314 Auburn Ave.
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- k) Application for a Type II Certificate of Appropriateness (CA2-19-459) for site work at **822 Oakdale Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Christopher And Bevin Carter
822 Oakdale Rd
Deferred on October 9, 2019
Staff Recommendation: Approve.
Commission Voted: Approved.

- l) Application for a Type II Certificate of Appropriateness (CA2-19-472) for alterations at **687 Grant St SE**. Property is zoned R-5/Grant Park Historic District.
Applicant: Dan Hourigan
687 Grant St
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- m) Application for a Type II Certificate of Appropriateness (CA2-19-494) for site work at **676 Elbert St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Lorenzo Torres
676 Elbert St
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- n) Application for a Type II Certificate of Appropriateness (CA2-19-490) for alterations and site work at **689 Lexington Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Brent Potter
736 Brookline St
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- o) Application for a Type III Certificate of Appropriateness (CA3-19-481) for a variance to reduce the rear yard setback from 71.7' allowed per compatibility rule to 69' and (CA3-19-480) for alterations and an addition at **124 Elizabeth St NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1).
Applicant: Vicki and Shawn Rafferty
124 Elizabeth St
Staff Recommendation: CA3-19-480—Approval with conditions.
Staff Recommendation: CA3-19-481—Approval.
Commission Voted: CA3-19-480—Approved with conditions.
Commission Voted: CA3-19-481—Approved.
- p) Application for a Type III Certificate of Appropriateness (CA3-19-487) for construction of a new duplex at **519 Oakland Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Adam Stillman
350 Sinclair Ave
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.
- q) Application for a Type III Certificate of Appropriateness (CA3-19-492) for alterations, accessory structure and site work at **822 Lullwater Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: James & Cyndy Roberts
822 Lullwater Rd
Staff Recommendation: Approval.
Commission Voted: Approved.
- r) Application for a Type III Certificate of Appropriateness (CA3-19-497) for alterations and additions at **240 North Highland Ave NE (AKA 248)**. Property is zoned I-20/Inman Park Historic District (Subarea 3)/Beltline.
Applicant: Jay McGinnity
1924 Piedmont Cir
Staff Recommendation: Approval.
Commission Voted: Approved.
- s) Application for a Type III Certificate of Appropriateness (CA3-19-498) for alterations and additions at **1131 Austin Ave NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1)/Beltline.
Applicant: Joel Iglhart
1131 Austin Ave
Staff Recommendation: Approval.
Commission Voted: Approved.

Items requiring discussion:

- t) Application for a Type II Certificate of Appropriateness (CA2-19-469) for alterations at **142 Howell St NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.
Applicant: Firmus Financial, LLC
2567 Main St, Saquel, CA
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- u) Application for a Type II Certificate of Appropriateness (CA2-19-488) for alterations and site work at **1021 Lawton Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Shona Griffin
4000 Ferry Heights Dr
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- v) Application for a Type III Certificate of Appropriateness (CA3-19-496) for new construction at **479 Edgewood Ave SE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)/Beltline.
Applicant: Jordan Williams
914 Howell Mill Rd
Staff Recommendation: Deferral.
Commission Voted: Deferred to the November 13, 2019 Commission Meeting.

- w) Application for a Type IV Certificate of Appropriateness (CA4PH-19-499) for demolition for threat to public health and safety at **1131 Merrill Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Janice White
1854 Virginia Ave #2
Staff Recommendation: Denial.
Commission Voted: Approved with conditions.

- x) Application for a Type III Certificate of Appropriateness (CA3-19-500) for new construction and site work at **225 Rogers St NE**. Property is zoned Pratt-Pullman Landmark District.
Applicant: Atomic Entertainment Development LLC
120 Rogers St
Staff Recommendation: Deferral.
Commission Voted: Approved with revised conditions.

- y) Application for a Type III Certificate of Appropriateness (CA3-19-502) for variance to reduce Rosedale Ave front yard setback from 15' to 7.5' and (CA3-19-501) for new construction of a duplex structure at **615 Delmar Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Harindra Sabastian For Fort Garry Group LLC
4224 Whitewater Creek Rd
Staff Recommendation: CA3-19-501—Approval.
Staff Recommendation: CA3-19-502—Approval.
Commission Voted: CA3-19-501—Approved.
Commission Voted: CA3-19-502 —Approved.

Items deferred from previous meetings.

- z) Application for a Type III Certificate of Appropriateness (CA3-19-366) for the new construction of a single-family house at **1131 Merrill Ave.** Property is zoned R-4A / Oakland City Historic District (Subarea 1) / Beltline.

Applicant: Janice M. White
1854 Virginia Ave.

Deferred on October 9, 2019

Staff Recommendation: Approval with conditions.

Commission Voted: Deferred to the November 13, 2019 Commission Meeting.

- aa) Application for a Type III Certificate of Appropriateness (CA3-19-439) for new construction of a single-family house at **220 Linkwood Rd.** Property is zoned R4-3 / Collier Heights Historic District.

Applicant: Tracy Swearingen
PO Box 871183, Stone Mountain

Deferred on October 9, 2019

Staff Recommendation: Deferred to November 13 UDC Meeting.

Commission Voted: Deferred to the November 13, 2019 Commission Meeting.

- bb) Application for a Type III Certificate of Appropriateness (CA3-19-445) for new construction of a single-family house at **1112 Richland Rd SW.** Property is zoned R-4A / Oakland City Historic District / Beltline.

Applicant: Johnathan McClain
4835 Mayson Pl SE

Deferred on October 9, 2019

Staff Recommendation: Approve with conditions.

Commission Voted: Approved with conditions.

5. Other Business

6. Adjournment