



CITY OF ATLANTA

**KEISHA LANCE
BOTTTOMS
MAYOR**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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**TIM KEANE
Commissioner**

**KEVIN BACON, AIA, AICP
Interim Director, Office of
Design**

**Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
December 11, 2019 at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:
 - a) Application (N-19-579 / D-19-579) for the nomination / designation of the **Poncey-Highland Historic District (HD)** at various addresses. The properties are zoned C-1, C-1-C, C-2-C, C-3-C, I-1-C, MR-5A, MRC-2-C, MRC-3-C, PD-H, PD-MU, R-4, R-4B-C, R-5, R-5-C, RG-1, RG-2, RG-2-C, RG-3, RG-3-C, RG-4, R-LC-C, SPI-6 SA1, SPI-6 SA4, Historic District (HD), Landmark Building/Site (LBS), and Beltline Zoning Overlay. Land Lots 15, 16, 17 and 18, in the 14th District, Fulton County, Georgia, NPU N, Council District.
Applicant / At the Request Of: Property Owners within Proposed District
Various Addresses.
Staff Recommendation: Adopt Nomination Resolution.

Consent portion:

- b) Application for a Type II Certificate of Appropriateness (CA2-19-574) for revisions to plans for new construction and site work at **901 Oakdale Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Danny Franke
4776 Mystic Dr
Staff Recommendation: Approval with conditions.
- c) Application for a Type III Certificate of Appropriateness (CA3-19-576) for an addition at **1111 St Charles Pl NE**. Property is zoned R-4 / Atkins Park Historic District.
Applicant: Adam Stillman
350 Sinclair Avenue NE
Staff Recommendation: Approval with conditions.

- d) Application for a Type II Certificate of Appropriateness (CA2-19-588) for revision to plans for new construction of a single-family home at **415 Atwood St SW**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jackie Balouch
1650 Paddlewheel Dr, Marietta
Staff Recommendation: Approval with conditions.
- e) 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 November 25, 2019
Staff Recommendation: Denial without prejudice.
- 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 November 25, 2019
Staff Recommendation: Deferral to the March 11, 2020 Commission meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-19-528) for additions and alterations at **676 Shelton Ave SW**. Property is zoned R-4A / Adair Park Historic District (Subarea 1).
Applicant: Andrey Tulei
1571 Swan Valley Ct, Lawrenceville
Deferred on November 25, 2019
Staff Recommendation: Deferral to the January 8, 2020 Commission meeting.
- h) Application for a Type III Certificate of Appropriateness (CA3-19-531) for an addition and alterations at **136 Estoria St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Jacquelynn Edmonds
709 Reed Street SE
Deferred on November 25, 2019
Staff Recommendation: Deferral to the January 22, 2020 Commission meeting.
- i) Application for a Review and Comment (RC-19-575) for alterations and additions at **970 Martin St SE (Barack and Michelle Obama Academy)**. Property is zoned R-4B-C / Beltline.
Applicant: Atlanta Public Schools
1631 Lafrance Street NE
Staff Recommendation: Confirm the delivery of comments at the meeting.
- j) Application for a Review and Comment (RC-19-580) for an addition and site work at **570 Lynhurst Dr SW (West Manor Elementary School)**. Property is zoned R-3.
Applicant: Breedlove Land Planning, Inc.
15 Simpson Street NW
Staff Recommendation: Confirm the delivery of comments at the meeting.

- k) Application for a Review and Comment (RC-19-590) for signage and site work at **612 Hoke St NW (Waterworks Greenspace)**. Property is zoned I-1 / Beltline.
Applicant: Upper Westside Community Improvement District
Staff Recommendation: Confirm the delivery of comments at the meeting.

- l) Application for a Review and Comment (RC-19-597) for demolish and rebuild the existing structure at **120 Claire Drive, SE** Property is zoned I-1 / Beltline.
Applicant: Atlanta Fire Rescue Department
Staff Recommendation: Confirm the delivery of comments at the meeting.

- m) Application for a Type II Certificate of Appropriateness (CA2-19-582) for alterations and an addition at **961 Metropolitan Pkwy SW**. Property is zoned R-4A / Adair Park Historic District (Subarea 1).
Applicant: Brent Potter
736 Brookline Street SW
Staff Recommendation: Approval with conditions.

- n) Application for a Type III Certificate of Appropriateness (CA3-19-589) for demolition of a non-contributing structure and the construction of a new single-family house at **807 Lullwater Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Don Minton
2120 Plaster Bridge Road
Staff Recommendation: Deferral to the January 8, 2020 Commission meeting.

- o) Application for a Type III Certificate of Appropriateness (CA2-19-591) for new sign at **206 Edgewood Ave NE**. Property is zoned Druid Hills Landmark District.
Applicant: Don Minton
2120 Plaster Bridge Road
Staff Recommendation: Approval

- p) Application for Review and Comment (RC-19-605) on **In Rem ordered demolitions from September, October, and November 2019. Various Addresses.** Various zoning districts.
Applicant: Daphne Talley, Office of Code Enforcement, APD
818 Pollard Blvd. SW
Staff Recommendation: Confirm delivery of comments at the meeting.

- q) Application for a Type III Certificate of Appropriateness (CA3-19-551) for a variance to reduce the west side yard setbacks from 7' to 3.5' and (CA3-19-550) for new construction of a duplex at **712 Glenwood Ave SE**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Ben Darmer
1877 Ardmore Road NW
Deferred on November 25, 2019
Staff Recommendation: Approval with conditions.

- r) Application for a Type III Certificate of Appropriateness (CA3-19-553) for a variance to reduce the east side yard setbacks from 7' to 3.5' and (CA3-19-552) for new construction of a duplex at **716 Glenwood Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Ben Darmer
1877 Ardmore Road NW
Deferred on November 25, 2019
Staff Recommendation: Approval with conditions.

- s) Application for a Type III Certificate of Appropriateness (CA3-19-577) for alterations at **677 Gaskill St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Adam Stillman
350 Sinclair Avenue NE
Staff Recommendation: Approval with conditions.

Items Requiring Discussion:

- t) Application for a Type IV Certificate of Appropriateness CA4PH-19-562 for demolition due to threat to public health and safety at **909 Metropolitan Pkwy SW**. Property is zoned C-1 / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jerry Davis, Park Atlanta Homes
255 E Lanier Ave, Fayetteville
Staff Recommendation: Approval with conditions.

- u) Application for a Type III Certificate of Appropriateness (CA3-19-567) for alterations and an addition at **265 Auburn Ave NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Harden L. Lark
2776 Norfair Loop, Lithonia
Staff Recommendation: Approval with conditions.

- v) Application for a Type III Certificate of Appropriateness (CA3-19-568) for alterations at **18 Williams Holmes Border, Sr. Dr NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3).
Applicant: Wheat St. Charitable Foundation DbA ALCEB Investments, LLC
375 Auburn Avenue NW
Staff Recommendation: Approval with conditions.

- w) Application for a Type III Certificate of Appropriateness (CA3-19-570) for alterations at **345 Auburn Ave NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3).
Applicant: Wheat St. Charitable Foundation DbA ALCEB Investments, LLC
375 Auburn Avenue NW
Staff Recommendation: Approval with conditions.

- x) Application for a Type III Certificate of Appropriateness (CA3-19-578) for new construction of a duplex and site work at **726 Berne St SE**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Avenue NE
Staff Recommendation: Approval with conditions.

- y) Application for a Type III Certificate of Appropriateness (CA3-19-581) for new construction of a single-family house at **369 Hopkins St SW**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jaye Ola
2897 North Druid Hills #325
Staff Recommendation: Approval with conditions.

Cases deferred from previous meetings:

- a) 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 to permit an alternate front façade fenestration pattern; 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: Approval with conditions.

5. Other Business

6. Adjournment