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

KEVIN BACON, AIA, AICP
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 304 Augusta Ave.

APPLICATION: CA2-20-089

MEETING DATE: August 26, 2020

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District **Other Zoning:** R-5

Date of Construction: 1988

Property Location: North blockface of Augusta Ave., east of Hill St., west of Grant St.

Contributing (Y/N)?: No.

Building Type / Architectural form/style: Craftsman

Project Components Subject to Review by the Commission: Alterations.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20G

Deferred Application (Y/N)?: Deferred from the August 12, 2020 public hearing.

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA2-20-089: Defer.

.

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

Alterations

As the Applicant has not submitted any plans for review, Staff recommends deferral to the September 9, 2020 public hearing in order to allow time for accurate plans to be submitted.

STAFF RECOMMENDATION: Defer to the September 9, 2020 public hearing.

1. Applicant shall provide to scale drawings of the existing conditions and proposed changes.

cc: Applicant
Neighborhood
File

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: **695 Caron**

APPLICATION: **CA2-20-196**

MEETING DATE: August 26, 2020

FINDINGS OF FACT:

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

Date of Construction: **1960**

Property Location: **East of W. Peek Road**

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

Project Components Subject to Review by the Commission: Exterior Alterations

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

Relevant Code Sections: Sec. 16-20Q.

Deferred Application (Y/N)? No

Previous Applications/Known Issues:
SUMMARY CONCLUSION / RECOMMENDATION: **Approval with conditions.**

ALTERATIONS
The Applicant proposes the following alterations to the existing structure: replacement of non-original railings, balusters and posts, installation of two egress bedroom windows, replacement of shutters and replace non-original posts with concrete foundation.

Porch Railings and Posts
Photos of the existing railings are not original railings for the house. The Applicant proposes to replace the non-compliant railing with 2 in x 4in #2 pressured treated pine. The proposed baluster material is 2 in x 2 in pressured treated. Staff is not concerned with this proposal if the railings and baluster comply to the District Regulation which states, the replacement porch or stoop or their component features shall match the original in shape, size, internal proportions, and materials.

The photos provided by the Applicant show the post to be rotten at the base and the non-original PVC material is missing in sections. The Applicant proposes to replace with 6 in x 6 in pressured treated pine. Staff is not concern with this proposal as with the railings and baluster the Applicant is in compliant with the District regulations that centers on porch component replacements.

Windows
The Applicant proposes to install two egress windows both in the rear of the house, one vinyl and one wood. From photos provided, there appear to be a predominance of vinyl windows on the house. Egress windows are strongly encouraged and permitted. Staff is not concerned with this proposal.

Shutters
The Applicant states the shutters are not original to the house. However, photos provided by the Applicant show that these shutters are probably original to the house and in good shape. Traditional shutters such as these were prevalent. Staff recommends the Applicant retain the shutters, unless the Applicant prove these shutters are not original and at that point the Applicant must install shutters that would have been original to the house.

Foundation
Currently the back part of the house is up on two posts. The Applicant states the two posts are not original to the house and proposes to remove the posts and convert the foundation to blocks to match the other concrete blocks. Staff doesn't concur with this thought. In fact, Staff believse the concrete blocks are not original, but the posts are. However, since these posts are in the rear of the house, and concrete is an acceptable foundation material and would match the existing concrete blocks, Staff is not concerned with this proposal.

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

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall retain the shutter unless the Applicant can prove the shutters are not original to the house, and then if they are not the Applicant shall install shutters that would have been original to the house, per Sec.16-20Q.006(3)(b) and
2. All final plans and photos shall be reviewed and approved by Staff.

File

CITY OF ATLANTA

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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: **317 Bass St. SE**

APPLICATION: **CA2-20-199**

MEETING DATE: **August 26, 2020**

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District **Other Zoning:** R-5

Date of Construction: 1997

Property Location: South blockface of Bass St., east of Hill St., west of Grant St.

Contributing (Y/N)?: No.

Building Type / Architectural form/style: Craftsman

Project Components Subject to Review by the Commission: Alterations.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20K

Deferred Application (Y/N)?: No.

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA2-20-199: Approve.

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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.

Alterations

The Applicant is proposing alterations to the front façade of the non-contributing primary structure. The proposed alterations are replacing the columns, posts, and spindles, replacing the front door, and replacing the scalloped material underneath the bay window. The proposed columns, posts, and spindles would be straight and square to match the immediate neighboring houses. The proposed front door would contain a single solid glass pane. The proposed replacement material of the scalloped material underneath the front bay window would be siding to match the existing.

After review, Staff finds that the proposed alteration to the front façade porch columns, railings, and spindles does not compromise the historic character of the house. Based on pictures provided by the Applicant, the proposed changes would be consistent with the character and design of the columns, posts, and spindles of other houses on the blockface that were built during the same time (late 1990s). Additionally, the contributing structures on the blockface feature squared columns, posts, and spindles. As such, Staff finds no issue with proposed front porch alterations.

In regards to the replacement of scalloped siding with horizontal vinyl, Staff finds that in doing so, the historic character of the house would be reinforced. A visual continuation of horizontal siding would better reflect the existing designs located on the immediate blockface by both non-contributing and contributing structures. As such, Staff finds no issue with the proposed siding replacement underneath the bay window.

As the existing front door is not historic material, Staff finds no issues with the proposed replacement.

STAFF RECOMMENDATION: Approval.

cc: Applicant
Neighborhood
File

CITY OF ATLANTA

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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: **1070 Lucile Ave. SW**

APPLICATION: **CA3-20-187**

MEETING DATE: **August 26, 2020**

FINDINGS OF FACT:

Historic Zoning: West End Historic District **Other Zoning:** R-4A

Date of Construction: N/A

Property Location: South blockface of Lucile Ave, east of Lawton St., west of Peeples St.

Contributing (Y/N)?: No.

Building Type / Architectural form/style:

Project Components Subject to Review by the Commission: New construction.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20G

Deferred Application (Y/N)?: Deferred from August 12, 2020 public hearing. *Updated text in italics.*

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA3-20-187: Approval with conditions.

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

New Construction

The Applicant is proposing constructing a new home at 1070 Lucile Ave. The proposed new construction would be a 2,180 sq. ft. single-story bungalow, mirroring much of what is found in West End. As many elements of new construction are subject to the compatibility rule, the Applicant has provided measurements of 5 similar homes along Lawton St., as there are no contributing structures on the immediate blockface.

After review, the initial compatibility information was not sufficient, as there are no contributing buildings on the immediate blockface. The Applicant has resubmitted compatibility based on the contributing structures on the blockface of Lawton St., located around the corner of the proposed house. The properties are 508, 503, 496, 492, and 486 Lawton St.

Building Façades

The proposed front façade is setback more than 30' from the curb. Per Sec. 16-20G.006.(2)(b), the minimum setback is determined by the compatibility rule. As 1076 Lucile Ave. has an existing setback of 30', Staff finds the proposed setback to be acceptable. The proposed siding of the façades would be horizontal smooth cementitious siding. As that is permitted via the district regulations, Staff finds the siding to acceptable. The proposed height of the first floor from grade is 22'-7", which matches the compatibility of the neighboring home. As the proposed height does not exceed the existing height established by the compatibility rule, Staff finds the height in question to be acceptable.

Based on the new compatibility study, the minimum setback required is 16.9 ft. As the proposed setback is greater, Staff finds no issues with the setback of the front façade. The five houses measured for compatibility had heights ranging from 22'-9" to 23'-9". As the proposed height of the first floor from grade is 22'-7" and does not exceed the existing height of established by the compatibility rule, Staff finds no issues with the proposed height.

Windows and Doors

The proposed new construction would have 2 windows and one door on the front façade, 2 windows and one door on the rear façade, 5 windows on the left façade, and 6 windows on the right façade. The ratio of openings to solid, and the size, scale, proportionality, and location of openings are subject to the compatibility rule. Of the information provider by the Applicant, only the front façade openings to solid ratio can be determined. This ratio is 3:1, which meeting the compatibility of the blockface. As such, Staff recommends that the Applicant provide information showing that the proposed windows and doors are compatible in size, scale, proportionality, and location to the existing homes on the blockface. Additionally, Staff recommends that the Applicant provides information showing the compatibility of the ratio of openings to solid on the side façade.

The ratio of openings to solids on compatible houses range from 4:1 to 7:1 along the side façades, and 3:1 to 5:1 on the front façades. As the proposed house has a ratio of 3:1 on the front façade, 5:1 on the left façade, and 6:1 on the right façade, Staff finds that the ratio of openings to solids to

be compatible. The front façade windows among the contributing houses is predominantly single windows. As such, Staff recommends that the proposed front façade windows be single windows.

Foundation
The proposed foundation is to be made of concrete. As such, Staff finds the foundation to be in line with district regulations.

Staff finds no issues with the foundation.

Chimney
The proposed chimney originates at grade and is faced with siding. As siding on chimney's is not permitted, Staff recommends that the chimney be faced with either brick or stucco to meet district regulations.

The Applicant has changed the plans to show the proposed chimney to be faced with brick. As such, Staff finds this condition to have been met.

Roof
The proposed roof is styled as a dutch gable, with a slope of 12/7. The materials proposed is asphalt shingles. As roof shape and pitch is subject to the compatibility rule, the neighboring house contains a box gable roof with a slope of 12/6. After review, Staff finds that the slope of the roof and the style of the roof to be compatible with existing structures on the blockface.

The updated compatibility shows houses that range from 12/6 to 12/9. As the proposed slope is 12/7, Staff finds that it is compatible with the adjacent houses.

Deck
The proposed deck does not extend past the sides of the proposed structure. As such, Staff finds the deck to be in line with district regulations.

Staff finds no issues with the deck.

Porch
The proposed porch extends 11' from the front façade and contains 6' decorative posts and railings. As new porches are subject to the compatibility rule, 1076 Lucile has a wooden porch faced with stone and short columns with stone bases. After review, Staff finds that the columns and open space between the ground and the front porch to be incompatible with houses of the blockface. As such, Staff recommends that front porch skirting be added and made of painted concrete block, brick, or stucco. Additionally, Staff recommends that the columns incorporate bases similar in size and proportionality to those found at 1076 Lucile Ave and of matching material to front porch skirting.

The Applicant has changed the plans to show the proposed porch skirting to be brick, along with column bases to match. Staff finds these changes to consistent with the architectural style of compatible homes on Lawton St. While Staff finds no issues with design of the front porch, Staff recommends that the front porch railing be constructed using a two-part butt join to better reflect the historic character of the neighborhood.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The front façade windows shall be single windows.
2. The front porch railing shall be constructed using a two-part butt join method.
3. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File

CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: **1091 St. Charles**

APPLICATION: **CA3-20-195**

MEETING DATE: August 26, 2020

FINDINGS OF FACT:

Historic Zoning: Atkins Park Historic District (Subarea 1)**Other Zoning:** R-4

Date of Construction: 1920

Property Location: **East of North Highland and West of Briarcliff**

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

Project Components Subject to Review by the Commission: Additions and Accessory Structure and Alterations.

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

Relevant Code Sections: Sec. 16-20O

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: **Defer to the September 9, 2020 UDC Meeting.**

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

COMPATIBILITY RULE:

In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face, the entire block, or the district as a whole. Synthetic materials may be used if visually indistinguishable from the original materials. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The element in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face or, where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face."

ADDITION

The Applicant proposes to add space on the second level to accommodate for a new master suite. This added space will cause the roof to pier over the existing roof line essentially creating a new roof form. From the photographs of the compatibility comparisons provided and from further research the new proposed addition will be compatible with other houses on the blockface. Additionally, the architecture follows the architecture on the existing structure. The Applicant has indicated horizontal siding as the material for siding departing from the predominate brick on the existing house; a great demarcation from old to new. Staff is not concerned with this addition proposal.

ACCESSORY STRUCTURE

The Applicant proposes to transform an existing accessory structure that sits at the rear of the property into a two-story carriage house that will also act as a garage. This proposal will use the same footprint that had been established by the existing accessory structure. Staff has concerns with the construction of the proposed accessory structure. District regulations prohibit the height of the accessory structure to 16 feet from grade to ridge pole. The Applicant has indicated a height of 18.8 feet. As well, an accessory structure can only be 25 percent of the floor area of the principle structure. The Applicant has proposed 30.2 percent. Staff recommends the Applicant construct an accessory structure that complies to the District regulations.

ALTERATIONS

Porch

The Applicant proposes to remove the existing center post on the front porch, which is not original and install a 4x4 P.T post clad with 1x10 cementitious trim. Staff is not concerned with this proposal.

In front-facing gable roof, the Applicant proposes to remove the stucco and install cementitious siding with cementitious trim. Staff is not concerned with this proposal.

Windows
The Applicant provided a detail window schedule for the existing and propose windows.

Existing
While the window schedule is much appreciated, the Applicant has not provided any photos to determine the viability of the windows being replaced. Staff recommends the Applicant provide photos of each existing window that is proposed for replacement.

For the other windows the Applicant proposes to repair, Staff recommends repairing in-kind.

Proposed
Staff has no concerns for the proposed window on the new proposal which are in the rear of the house.

GENERAL REPAIRS
The Applicant proposes to repair the masonry. Staff would like the Applicant to clarify what repair means. However, repointing masonry is considered a general repair. If this is what the Applicant intends, Staff is not concerned with the proposal.

STAFF RECOMMENDATION: Defer to the September 9, 2020 UDC Meeting.

1. The Applicant shall construct an accessory structure that complies to the District regulations, Sec.16-20O.007(5)(d);
2. The Applicant shall provide photos of each existing window that is proposed for replacement, Se.16-20O.007(2)(i);
3. The Applicant shall clarify what repair masonry means, Sec.16-20O.001 and
4. The final plans shall be reviewed and approved by Staff.

cc: Applicant
Neighborhood
File

CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: **1005 Albion**

APPLICATION: **CA3-20-203**

MEETING DATE: **August 26, 2020**

FINDINGS OF FACT:

Historic Zoning: Inman Park Historic District **Other Zoning:** R-5/Beltline

Date of Construction: 1902

Property Location: **West of Washita rounding corner and East of North Highland**

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

Project Components Subject to Review by the Commission: Additions, Added Dormers, Alterations
.

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20L.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Defer to the September 9, 2020 UDC Meeting.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 28 and Chapter 20l of the City of Atlanta Zoning Ordinance.

ADDITIONS

On a one-story frame house, the Applicant proposes to add 515 sf to the attic space for a master suite. A gable dormer will be constructed to allow for the added space. The Applicant also proposes to add additional 150 sf on the lower level for a den.

Roofline

The plans show the dormer will not exceed the existing roofline. However, Staff finds there are discrepancies in the elevations for the existing and proposing. For the existing, the Applicant has noted the roof ridge will be 25'-11 while the proposed elevation shows the roof ridge will be 23'-8. This is problematic for Staff. It is possibly an indicator that the Applicant will have to take down that roof to build the gable dormer. To remove the existing roofline would be a direct contradiction from the District Regulation that requires historical character such as a roof be retained. Staff recommends the Applicant construct the gable dormer in a manner that does not require the roof to come down as well as retaining the gable dormer to remain behind the existing roofline.

Roof material

On the new addition the Applicant proposes to install metal as the material for the roof. Roof material is governed by the compatibility standard if seen from the public right-away. The metal roof will be installed in the rear of the house, therefore will not be visible from the public right-away. Staff is not concerned with this proposal.

Windows

On the gable dormer the Applicant proposes three new windows. Since the proposed windows are at the rear of the house, Staff is not concerned with this proposal.

On the den addition, the Applicant proposes a total of six windows that also will sit in the the rear of the house or recessed on the sides. Staff is not concerned with this proposal.

Siding

Wood lap siding that match the existing siding on the house is proposed. Staff is not concern with this proposal.

ALTERATIONS

Deck

The Applicant proposes an expansion 230 sf for the deck on the rear of the house. This expansion will not exceed the side or rear setbacks. Staff is not concerned with this proposal.

Windows

The Applicant has proposed the removal of the existing windows and replace in-kind. Staff find this proposal problematic. Photos provided show visible historic windows that can be repaired in-kind not replaced. Staff recommends the Applicant retain the historic windows to abided by the District regulations which states that new additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. If the Applicant is concerned about efficiency, Staff recommends the Applicant consult the NPS Preservation Brief on windows, particularly the brief on improving energy efficiency in historic homes.

Skylights
On the left elevation, the Applicant proposes to install skylights. District Regulations states that skylights are permitted if they are not visible from the public right of way and not be bubble skylights. Staff recommends the Applicant install the skylight in a spot where they are not visible to the public right of way and not the bubble skylights.

SITE WORK
Driveway
The Applicant proposes to install a new 10x25 concrete driveway at the front of the house. This new driveway will take up part of the lawn. There is an alleyway next to the house. The proposal for the driveway is problematic for Staff. The construction of a driveway in the front yard is essentially adding a parking pad past the front façade. Parking is not permitted past the front house. While Staff has sympathy for the Applicant regarding parking, District regulations clearly allows for the use of the alleyway to access parking in the rear of the house. Staff recommends the driveway not to be constructed. Additionally, Staff recommends the Applicant to make use of the alleyway, if the Applicant chooses to construct a parking pad at the rear of the house.

Retaining Wall/Fence
The Applicant proposes to finish the retaining wall that is currently on the property and construct a fence on top of the wall. Site plans states the "block wall" will be removed on the side of the house. The Applicant also proposes a removal of a 5-feet fence at the rear of the house and proposes fence to install a fence at the same location of the 5-feet fence but does not state what is the height of this proposed fence. Staff recommends the Applicant provide the height of the proposed rear fence.

Regarding the retaining wall and fence construction at the front of the house, District Regulations states that fence and wall can not exceed 6 feet and the fence can be constructed of brick, metal vertical pickets or wood picket. The Applicant has not indicated the height of the retaining wall and fence. Staff recommends the Applicant provide the height of the wall and fence and abide by the District Regulations that centers on the wall and fence height requirement when constructing the wall and fence. Additionally, Staff recommends, the Applicant abide by the District Regulations regarding the material and orientation of the fence material.

STAFF RECOMMENDATION: Defer to the September 9, 2020 UDC Meeting.

1. The Applicant shall construct the gable dormer in a manner that does not require the roof to come down as well as retaining the gable dormer to remain behind the existing roofline, Sec. 16-20L..5(1)(b)(v);
2. The Applicant shall retain the historic windows to abided by the District regulations which states that new additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property, Sec.16-20L... (5)(1)(b)(ix);
3. If the Applicant is concerned about efficiency, the Applicant shall consult the NPS Preservation Brief on windows, particularly the brief on improving energy efficiency in historic homes. Sec.16-20L… (1);
4. The skylight shall be installed to where they are visible from the public right of way, Sec.16-20I…(6)(I)(x);

5. The skylight shall not be the bubble skylight, Sec.16-20I... (6)(I)(x);
6. The driveway shall not to be constructed at the front of the house, Sec.16-20L… (3);
7. The Applicant shall make use of the alleyway, if the Applicant chooses to construct a parking pad at the rear of the house, Sec.16-20L…(3)(c);
8. Staff recommends the Applicant provide the height of the proposed rear fence, Sec.16-20L…(6)(1)(i);
9. Staff recommends the Applicant provide the height of the wall and fence and abide by the District Regulations that centers on the wall and fence height requirement when constructing the wall and fence, Sec.16-20L…(6)(1)(i);
10. Staff recommends, the Applicant abide by the District Regulations regarding the material and orientation of the fence material, Sec.16-20L…(6)(1)(i) and
11. The final plans shall be reviewed and approved by Staff

cc: Applicant
Neighborhood
File

CITY OF ATLANTA

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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: **115 Huntington Rd.**

APPLICATION: **RC-20-200**

MEETING DATE: **August 26, 2020**

FINDINGS OF FACT:

Historic Zoning: Brookwood Hills Conservation District **Other Zoning:** R-4

Date of Construction: 1925

Property Location: West blockface of Huntington Rd., south of Palisades Rd., east of Woodcrest Ave.

Contributing (Y/N)?: Yes.

Building Type / Architectural form/style: Cottage

Project Components Subject to Review by the Commission: Alterations.

Project Components NOT Subject to Review by the Commission: Interior renovations.

Relevant Code Sections:

Deferred Application (Y/N)?: No.

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION RC-20-200: Send a letter with comments to the Applicant.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with the Atlanta Land Development Code as amended.

Alterations

The Applicant is proposing a rear deck addition and alterations to the rear façade of the primary structure. The proposed deck would not extend past the existing sides of the primary structure. The alterations located along the rear façade would be two new opening where existing windows are located to serve as doors. Staff finds no issues with the proposed deck, as it is not visible from the public right-of-way. Staff also finds no issues with the proposed new openings along the rear façade, as they do not compromise the historical nature of the primary structure.

STAFF RECOMMENDATION: Send a letter with comments to the Applicant.

cc: Applicant
Neighborhood
File