



CITY OF ATLANTA

KEISHA LANCE
BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Director, Office of Design

Proposed Agenda ATLANTA URBAN DESIGN COMMISSION September 9, 2020 at 4:00PM

Zoom Meeting Registration:

<https://zoom.us/meeting/register/tJltd-GqpkiHdbP22YY0rL4-SmlbFHVWDXy>

Meeting ID: 960 0888 2872

One tap mobile + 1-646-558-8656, 96008882872#

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:

Consent portion:

- a) Application for a Type III Certificate of Appropriateness (CA3-20-070) for alterations and additions and site work at **1121 Merrill Ave SW**. Property is zoned R-4A/ Oakland City Historic District / Beltline.
Applicant: Naeem Marediya
6115 Abbotts Bridge Rd, Johns Creek
Deferred on March 11, 2020
Staff recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.
- b) Application for a Type III Certificate of Appropriateness (CA3-20-074) for a special exception to allow a 6-foot-high wall in the front yard where otherwise a 4-foot-high fence is permitted at **450 Atwood St SW**. Property is zoned RG-3/West End Historic District / Beltline.
Applicant: Amy Myers
450 Atwood St.
Deferred on July 29, 2020
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

Please submit Historic Preservation staff questions to historicpreservation@AtlantaGa.gov and comments to the Urban Design Commission to UDCMeetingComments@AtlantaGa.Gov.

- c) Application for a Type II Certificate of Appropriateness (CA2-20-089) for alterations at **304 Augusta Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Michael Estepan
2500 Sandy Plains Road, Marietta
Deferred on July 29, 2020
Staff Recommendation: Approval.
Commission Voted: Approved.
- d) Application for a Type III Certificate of Appropriateness (CA3-20-174) for new construction at **695 Lexington Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Nina E. Gentry
992 Eden Avenue
Staff recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.
- e) Application for a Type III Certificate of Appropriateness (CA3-20-187) for new construction of a single-family home at **1070 Lucile Ave SW**. Property is zoned R-4A/West End Historic District.
Applicant: Carlton McCrary
1266 West Paces Ferry Rd, 275
Deferred on August 12, 2020.
Staff recommendation: Deferral to September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.
- f) Application for a Type III Certificate of Appropriateness (CA3-20-195) for an addition, alterations, and accessory structure at **1091 St Charles PI NE**. Property is zoned R-4/Atkins Park Historic District.
Applicant: Simone Collins
1091 St. Charles Place
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.
- g) Application for a Type III Certificate of Appropriateness (CA3-20-197) for an addition at **132 Estoria St SW**. Property is zoned Cabbage Town Landmark District/Beltline.
Applicant: Benjamin Lewis
132 Estoria St SW
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.
- h) Application for a Type III Certificate of Appropriateness (CA3-20-198) for an addition at **192 Degress Ave NE**. Property is zoned Inman Park Historic District (Subarea 1)/Beltline.
Applicant: Adam Stillman
350 Sinclair Ave
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- i) Application for a Type III Certificate of Appropriateness (CA3-20-202) for alterations and additions at **2710 Loghaven Dr NW**. Property is zoned R-4/Collier Heights Historic District.
Applicant: Willie Middleton
3162 Dogwood Dr
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- j) Application for a Type II Certificate of Appropriateness (CA2-20-204) for an accessory structure at **905 Tift Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)/Beltline.
Applicant: Mindy Kao
905 Tift Ave
Staff recommendation: Deferral to September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- k) Application for a Type III Certificate of Appropriateness (CA3-20-205) for alterations and a rear addition at **839 Brookline St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)/Beltline.
Applicant: Brent Potter
736 Brookline St SW
Staff recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- l) Application for a Type III Certificate of Appropriateness (CA3-20-206) for a variance to allow a retaining wall material which does not meet the District regulations; a variance to allow garage doors facing Brookline St.; a special exception to allow a wall in the half depth front yard; and, a special exception to allow a retaining wall higher than 4 feet in the half depth front yard at **839 Brookline St SW**. Property is zoned R 4A/Adair Park Historic District (Subarea 1)/Beltline.
Applicant: Brent Potter
736 Brookline St SW
Staff recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- m) Application for a Type II Certificate of Appropriateness (CA2-20-209) for alterations at **778 Caron Cir NW**. Property is zoned R-3/Collier Heights Historic District.
Applicant: Damian Hibbert
6132 Riveroak
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- n) Application for a Type III Certificate of Appropriateness (CA3-20-211) for alterations and an addition at **765 Bonnie Brae Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.
Applicant: John Miller
765 Bonnie Brae
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

- o) Application for a Type III Certificate of Appropriateness (CA3-20-219) for a rear porch addition and site work at **1132 St Louis Pl NE**. Property is zoned R-4/Atkins Park Historic District.
Applicant: Michelle L Krahe
416 E Pharr Rd, Decatur, Ga 30030
Staff Recommendation: Approval.
Commission Voted: Approved.
- p) Application for a Review and Comment (RC-20-221) for an addition at **128 Huntington Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Kevin John Kleinhelter
2870 Peachtree Rd #113
Staff Recommendation: Send a letter with comments to the Applicant.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy to the Applicant.
- q) Application for a Type II Certificate of Appropriateness (CA2-20-222) for site work relating to a new rear deck and patio at **1043 Metropolitan Pkwy SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)/Beltline.
Applicant: Brent Potter
736 Brookline St SW
Staff Recommendation: Approval.
Commission Voted: Approved.
- r) Application for a Type II Certificate of Appropriateness (CA2-20-224) for alterations at **486 Oakland Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Tim Riley
P.O. Box 341262, Memphis, TN
Staff Recommendation: Approval with conditions.
Commission Voted: Approved.
- s) Application for a Type III Certificate of Appropriateness (CA3-20-225) for new construction of accessory structures (including a swimming pool) at **822 Oakdale Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Bevin Carter
882 Oakdale Rd NE
Staff Recommendation: Deferral to the October 14, 2020 public hearing.
Commission Voted: Deferred to the October 14, 2020 public hearing.
- t) Application for a Type III Certificate of Appropriateness (CA3-20-226) for alterations and a rear addition at **864 Rose Cir Sw**. Property is zoned R-4A/West End Historic District.
Applicant: Shawndra Onwuchekwa
864 Rose Circle SW
Staff Recommendation: Deferral to the September 23, 2020 public hearing due to sign posting issues.
Commission Voted: Deferred to the September 23, 2020 public hearing due to sign posting issues.

- u) Application for a Type II Certificate of Appropriateness (CA2-20-227) for alterations and new signage at **140 Peachtree St (Rhodes-Haverty Building LBS)**. Property is zoned SPI-1 (Subarea 7)/A&E Sign Overlay/LBS.
Applicant: Yumna Siddiqi
250 N Hartford Ave, Columbus, Oh 43222
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- v) Application for a Review and Comment (RC-20-228) for alterations and new signage at **134 Peachtree St Nw (Margaret Mitchell Square)**. Property is zoned SPI-1 (Subarea 7)/A&E Sign Overlay.
Applicant: Yumna Siddiqi
250 N Hartford Ave, Columbus, Oh 43222
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- w) Application for a Review and Comment (RC-20-264) on Z-20-10 for establishing the Marietta Street Artery Overlay District at **various locations**. Property is zoned variously.
Applicant: Marietta Street Artery Association
500 Means St NW
Staff Recommendation: Send a letter with comments to the Zoning Review Board.
Commission Voted:

Items requiring discussion:

- x) Application for a Type II Certificate of Appropriateness (CA2-20-212) for alterations at **555 Robinson Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Mark Wayne McCammon
110 Andrew Dr, Stockbridge
Staff Recommendation: Deferral to the September 23, 2020 public hearing.
Commission Voted: Deferred to the September 23, 2020 public hearing.

- y) Application for a Type III Certificate of Appropriateness (CA3-20-218) for a variance to allow an alternate fenestration pattern not based on the compatibility rule; and, (CA2-20-229) for a revision to previously approved plans at **154 Walker St SW**. Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Brian C Dillman
161 Mangum St SW
Staff Recommendation (CA3-20-218): Denial.
Staff Recommendation (CA2-20-229): Approval with conditions.
Commission Voted (CA3-20-218): Deferred to the September 23, 2020 public hearing.
Commission Voted (CA3-20-229): Deferred to the September 23, 2020 public hearing.

- z) Application for a Type II Certificate of Appropriateness (CA2-20-220) for alterations at **395 Edgewood Ave SE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Jennifer A Burt
621 North Ave NE
Staff recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

Deferred Cases

- aa) Application for a Type IV Certificate of Appropriateness (CA4PH-20-086) for demolition due to threat to public health and safety at **135 Sunset Ave NW**. Property is zoned SPI-11 (Subarea 7)/Sunset Avenue Historic District.
Applicant: James Marshall
6455 E Stubbs Road
Deferred on July 29, 2020.
Staff recommendation: Approval with conditions.
Commission Voted: Approved with conditions.
- bb) Application for a Type III Certificate of Appropriateness (CA3-20-203) for an addition and alterations at **1005 Albion Ave NE**. Property is zoned RG-2/Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Jeffrey Martin
344 8th Street
Deferred on August 26, 2020
Staff Recommendation: Approval with conditions.
Commission Voted: Approved with conditions.

5. Other Business

6. Adjournment