



## CITY OF ATLANTA

KEISHA LANCE  
BOTTTOMS  
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 23, 2020

Zoom Meeting Registration:

[https://zoom.us/meeting/register/tJctfuusqDkoH9Q6WhlXAMX-ouYn\\_e70a\\_EW](https://zoom.us/meeting/register/tJctfuusqDkoH9Q6WhlXAMX-ouYn_e70a_EW)

Meeting ID: 930 9246 2250

One tap mobile + 1-301-715-8592, 93092462250#

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 (CA3-20-065) for new construction of a single-family house at **1111 Montreat Ave SW**. Property is zoned R4-A/Oakland City Historic District/Beltline.  
Applicant: Adam Laverack  
2796 Rollingwood LN  
Deferred on March 11, 2020  
**Staff Recommendation: Approval with conditions.**
- 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 October 14, 2020 public hearing.**
- c) Application for a Type II Certificate of Appropriateness (CA2-20-232) for alterations and new signage at **210 Auburn Ave NE**. Property is zoned SPI-1 (Subarea 1)/Martin Luther King, Jr. Landmark District.  
Applicant: Entity -TBG Bethal Towers  
6780 Roswell Rd  
**Staff Recommendation: Approval with conditions.**

Please submit Historic Preservation staff questions to [historicpreservation@AtlantaGa.gov](mailto:historicpreservation@AtlantaGa.gov) and comments to the Urban Design Commission to [UDCMeetingComments@AtlantaGa.Gov](mailto:UDCMeetingComments@AtlantaGa.Gov).

- d) Application for a Type III Certificate of Appropriateness (CA3-20-234) for an addition at **818 Springdale Rd NE**. Property is zoned Druid Hills Landmark District.  
Applicant: Caren Ann Nunnally  
107 Spencer Way, Athens  
**Staff Recommendation: Approval.**
- e) Application for a Review and Comment (RC-20-235) for (Phoenix Park II) new construction and site work at **141 Martin St SE (Phoenix Park II)**. Property is zoned R-4/Beltline.  
Applicant: Nick Harrell  
1240 Chattahoochee Avenue NW  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- f) Application for a Review and Comment (RC-20-236) for the installation of public art at **2852 Cascade Rd SW (Cascade Nature Preserve)**. Property is zoned R-3.  
Applicant: Mike Wsol  
55 Trinity Ave  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- g) Application for a Review and Comment (RC-20-237) for (380 Peachtree St. - Mayors Park #1) installation of public art at the **corner of Peachtree St NE and Ralph McGill Blvd SE**. Property is zoned SPI-1 (Subarea 1).  
Applicant: Mike Wsol  
55 Trinity Ave  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- h) Application for a Review and Comment (RC-20-238) for (John Lewis Freedom Parkway Trail) installation of public art at **Freedom Park**. Property is zoned SPI-1 (Subarea 1).  
Applicant: Mike Wsol  
55 Trinity Ave  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- i) Application for a Review and Comment (RC-20-239) for (John Lewis Freedom Parkway) installation of public art at the **corner of John Lewis Freedom Pkwy and North Highland Ave**. Property is zoned SPI-1 (Subarea 1).  
Applicant: Mike Wsol  
55 Trinity Ave  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- j) Application for a Review and Comment (RC-20-241) for site work at **12 Camden Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District.  
Applicant: Kaci Palo  
150 Rose Creek Dr, Covington  
**Staff Recommendation: Deferred to the November 9, 2020 public hearing.**

- k) Application for a Type III Certificate of Appropriateness (CA3-20-244) for a variance to allow for an accessory structure; and (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  
Deferred on August 26, 2020  
**Staff Recommendation (CA30-20-244): Approval with conditions.**  
**Staff Recommendation (CA3-20-195): Approval.**
- l) Application for a Type II Certificate of Appropriateness (CA2-20-245) for alterations at **190 Walker St SW**. Property is zoned Castleberry Hill Landmark District.  
Applicant: Lisa Manka  
1039 Katherwood Dr  
**Staff Recommendation: Approval.**
- m) Application for a Type III Certificate of Appropriateness (CA3-20-246) for alterations and additions at **1160 St Louis PI NE**. Property is zoned R-4/Atkins Park Historic District.  
Applicant: Cindy Silver  
7513 Saint Charles Square, Roswell  
**Staff Recommendation: Approval.**
- n) Application for a Type III Certificate of Appropriateness (CA3-20-248) for new construction at **472 Broyles St SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).  
Applicant: Adam Stillman  
350 Sinclair  
**Staff Recommendation: Approval with conditions.**
- o) Application for a Review and Comment (RC-20-249) for alterations, an addition and site work at **44 Northwood Ave NE**. Property is zoned R-4/Brookwood Hills Conservation District.  
Applicant: Dianne Barfield  
P. O. Box 475, Morrow  
**Staff Recommendation: Send a letter with comments to the Applicant.**
- p) Application for a Type III Certificate of Appropriateness (CA3-20-256) for a rear addition and site work at **382 Sinclair Ave NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1).  
Applicant: Kimberly Coveney  
183 Stovall St  
**Staff Recommendation: Approval with conditions.**
- q) Application for a Review and Comment (RC-20-257) for the installation of public art at **Flat Shoals Avenue between Metropolitan and May Avenue**. Property is zoned East Atlanta Village Neighborhood Commercial District.  
Applicant: Dorian McDuffie – City of Atlanta Office of Design  
55 Trinity Avenue  
**Staff Recommendation: Send a letter with comments to the Applicant.**

- r) Application for a Type III Certificate of Appropriateness (CA3-20-261) for new construction, alterations, additions, and site work at **1715 South Ponce De Leon Ave NE**. Property is zoned R-4/Druid Hills Landmark District.  
Applicant: Jeffrey B Baker  
2300 Peachtree Rd NW Suite B207  
**Staff Recommendation: Deferral to the October 14, 2020 public hearing.**

**Items requiring discussion:**

- s) Application for a Type II Certificate of Appropriateness (CA2-20-223) for alterations and new signage at **312 Auburn Ave NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Susan L Johnson  
3094 Brook Drive, Decatur  
**Staff Recommendation: Approval with conditions.**
- t) Application for a Type III Certificate of Appropriateness (CA3-20-247) for alterations, an addition, and site work at **1308 Fairview Rd NE**. Property is zoned Druid Hills Landmark District.  
Applicant: Courtney Willis  
1172 Reeder Circle  
**Staff Recommendation: Approval with conditions.**
- u) Application for a Type III Certificate of Appropriateness (CA3-20-250) for alterations and additions at **965 North Ave NE**. Property is zoned R-4 / Poncey Highland Historic District (Subarea 1).  
Applicant: Ryan Sayre  
965 North Avenue  
**Staff Recommendation: Approval with conditions.**
- v) Application for a Type III Certificate of Appropriateness (CA3-20-252) for alterations and an addition at **567 Holderness St SW**. Property is zoned R-4A/West End Historic District.  
Applicant: Larry J. Lucas  
5802 Cedar Croft Lane, Lithonia  
**Staff Recommendation: Deferral to the October 14, 2020 public hearing.**
- w) Application for a Type III Certificate of Appropriateness (CA3-20-253) for alterations, an addition, and site work at **1037 Sparks St SW**. Property is zoned R-4A/Oakland City Historic District.  
Applicant: Lisa T.  
PO Box 71818, Newnan  
**Staff Recommendation: Approval with conditions.**

- x) Application for a Type III Certificate of Appropriateness (CA3-20-254) for a variance to allow an increase in the allowable height from 17' to 27', to allow an increase in the allowable first floor height from 1' 6" to 3' 6" and (CA2-20-255) for revisions to previously approved plans at **389 Hopkins St SW**. Property is zoned R-4A/West End Historic District.

Applicant: Ed Culpepper  
302 Lakeside Village Dr.

**Staff Recommendation (CA3-20-254): Denial.**

**Staff Recommendation (CA2-20-255): Deferral to the October 14, 2020 public hearing.**

- y) Application for a Type III Certificate of Appropriateness (CA3-20-260) for alterations, an addition and site work at **575 Linwood Ave NE**. Property is zoned R-4/Poncey-Highland Historic District (Subarea 1).

Applicant: Martin Maier  
575 Linwood Ave

**Staff Recommendation: Approval with conditions.**

#### Deferred Cases

- z) 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: Approval with conditions.**

- aa) 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  
Deferred on August 5, 2020

**Staff Recommendation: Deferral to the October 14, 2020 public hearing.**

- bb) 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  
Deferred on September 9, 2020

**Staff Recommendation: Deferral to the October 14, 2020 public hearing.**

- cc) 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  
Deferred on September 9, 2020

**Staff Recommendation: Approval.**

dd) Application for a Type III Certificate of Appropriateness (CA3-20-206) for a variance to reduce the rear yard setback from 15' (required) to 7' (proposed); 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; and (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  
Deferred on August 26, 2020

**Staff Recommendation (CA3-20-206): Approval with conditions.**

**Staff Recommendation (CA3-20-205): Approval with conditions.**

ee) 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  
Deferred on September 9, 2020

**Staff Recommendation: Approval with conditions.**

ff) 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  
Deferred on September 9, 2020

**Staff Recommendation (CA3-20-218): Denial.**

**Staff Recommendation (CA2-20-229): Approval with conditions.**

gg) 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  
Deferred on September 9, 2020

**Staff Recommendation: Approval with conditions.**

hh) Application for a Type II Certificate of Appropriateness (CA2-20-227) for alterations and new signage at **148 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  
Deferred on September 9, 2020

**Staff Recommendation: Confirm the delivery of comments at the meeting.**

- ii) 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  
Deferred on September 9, 2020

**Staff Recommendation: Approval with conditions.**

- jj) Application for a Type III Certificate of Appropriateness (CA3-20-258) a variance to allow an alternate block face for compatibility comparisons and (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 (CA3-20-258): Approval.**

**Staff Recommendation (CA3-20-187): Approval with conditions.**

5. Other Business

6. Adjournment