



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/tJctfuusgDkoH9Q6WhlXAMX-ouYn_e70a_EW](https://zoom.us/join/joinMeeting?meetingRef=93092462250&meetingID=93092462250)

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.
Commission Voted: Approved 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.
Commission Voted: Deferred to the 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.
Commission Voted: Approved with conditions.

Please submit Historic Preservation staff questions to historicpreservation@AtlantaGa.gov and comments to the Urban Design Commission to 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.
Commission Voted: Approved.
- 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy 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: Deferral to the November 9, 2020 public hearing.
Commission Voted: 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 Pl NE**. Property is zoned R-4/Atkins Park Historic District.
Applicant: Simone Collins
1091 St. Charles Place
Deferred on August 26, 2020
Staff Recommendation (CA3-20-244): Approval with conditions.
Staff Recommendation (CA3-20-195): Approval.
Commission Voted (CA3-20-244): Approved with conditions.
Commission Voted (CA3-20-195): Approved.
- 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.
Commission Voted: Approved.
- m) Application for a Type III Certificate of Appropriateness (CA3-20-246) for alterations and additions at **1160 St Louis Pl NE**. Property is zoned R-4/Atkins Park Historic District.
Applicant: Cindy Silver
7513 Saint Charles Square, Roswell
Staff Recommendation: Approval.
Commission Voted: Approved.
- 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.
Commission Voted: Approved 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy 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.
Commission Voted: Approved 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.
Commission Voted: The Commission Adopted the Staff Report as their comments and will send a copy to the Applicant.

Items requiring discussion:

- r) 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.
Commission Voted: Deferred to the October 14, 2020 public hearing.
- s) 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.
Commission Voted: Approval with revised conditions.
- t) 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.
Commission Voted: Approval with revised conditions.
- u) 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.
Commission Voted: Approved with conditions.

- v) 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.
Commission Voted: Approved with conditions.
- w) 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.
Commission Voted (CA3-20-254): Denied.
Commission Voted (CA3-20-255): Deferred to the October 14, 2020 public hearing.
- x) 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.
Commission Voted: Approved with conditions.
- y) 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.
Commission Voted: Deferred to the October 14, 2020 public hearing.

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.
Commission Voted: Approved 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.
Commission Voted: Deferred 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.
Commission Voted: Deferred 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.
Commission Voted: Approved.
- 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.
Commission Voted (CA3-20-206): Approval with revised conditions.
Commission Voted (CA3-20-205): Approval with revised 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.
Commission Voted: Approval with revised 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.
Commission Voted (CA3-20-218): Denied without prejudice.
Commission Voted (CA2-20-229): Approval with revised 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.
Commission Voted: Approved with conditions.
- hh) Application for a Type II Certificate of Appropriateness (CA2-20-227) for alterations and new signage at **148 Peachtree St (Margaret Mitchell Square)**. 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: Approval with conditions.
Commission Voted: Approved with conditions.
- ii) Application for a Review and Comment (RC-20-228) for alterations and new signage at **134 Peachtree St NW (Rhodes-Haverty Building LBS)**. 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: 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.
- 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.
Commission Voted (CA3-20-258): Approved.
Commission Voted (CA3-20-187): Approved with revised conditions.

5. Other Business

6. Adjournment