



## CITY OF ATLANTA

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MAYOR

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**JAMES SHELBY**  
Commissioner

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JACKS**  
Director, Office of  
Planning

### ATLANTA URBAN DESIGN COMMISSION

#### *Minutes of the July 24, 2013 Meeting Atlanta City Hall Council Chambers, Second Floor*

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, July 24, 2013 beginning at 4:10 p.m. in the Council Chambers, Atlanta City Hall. Mr. Weslee Knapp, Chair, presided.

Members present:

Mr. Weslee Knapp, Chair  
Mr. Robert Reed  
Ms. Cree Davis  
Mr. John Cheek  
Mr. Andrew Kohr  
Mr. Tommy Jones

Staff present:

Mr. Doug Young, Secretary  
Ms. Nina Gentry

Visitors present included:

Mr. Lee Power  
Mr. Rob Rule  
Mr. Merritt Lancaster  
Mr. Ngugi Mathu  
Mr. Theodarae Reid  
Mr. Stanley Jennings  
Mr. John S. Guillard  
Ms. Pat Katz

Mr. Andrew Kohr made the motion to approve the agenda and the Commission voted in favor unanimously. Then, Mr. John Cheek made the motion to approve the minutes from the meeting of June 26, 2013. The Commission voted in favor unanimously.

**Agenda Items from July 10, 2013 Meeting which was not held due to a lack of quorum.**

- a) Application for a Review and Comment (RC-13-163) on application (Z-13-017) on the rezoning from R-5/C-2-C to C-2-C at **40 and 46 Boulevard, 25, 27, 33 and 39 Daniel Street and 492 and 496 Gartrell St.** Property is zoned R-5/Beltline  
Applicant: Watts & Browning  
1180 Bells Ferry Rd., Marietta  
**Staff Recommendation: Send Staff analysis to pertinent parties.**  
**Commission Voted: Deferred to the August 14, 2013 meeting at the Applicant's request.**
- b) Application for a Type III Certificate of Appropriateness (CA3-13-167) for renovations and an addition at **347 Grant Park Pl.** Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: Raymont Walker  
288 Prospect Place  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- c) Application for a Review and Comment (RC-13-168) for site work at **1835 Henry Thomas Dr. (Thomasville Park Recreation Center)**-Property is zoned R-4  
Applicant: David Barclift  
3524 Sunderland Way  
**Staff Recommendation: Commission to deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed delivery of comments at the meeting.**
- d) Application for a Type III Certificate of Appropriateness (CA3-13-169) for a new single-family dwelling at **696 Oakland Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: Bill Stephenson  
1145 Atla Avenue  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the August 14, 2013 meeting at the Applicant's request.**
- e) Application for a Type III Certificate of Appropriateness (CA3-13-170) for a replat and consolidation at **112 Krog St and 690-702 Edgewood Ave.** Property is zoned C-2/Inman Park Historic District  
Applicant: Sharon Gay  
303 Peachtree Street  
**Staff Recommendation: Approve with condition.**  
**Commission Voted: Approved with a condition.**

- f) Application for a Type III Certificate of Appropriateness (CA3-13-171) for a new single family dwelling at **638 Eloise St.** Property is zoned R-4B/Grant Park Historic District (Subarea 1)  
Applicant: Jeffrey Lee Powers  
205 Mclarty Road, Whiteburg  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Review and Comment (RC-13-172) for renovations and additions at **101 Auburn Avenue (Auburn Avenue Research Library)-** Property is zoned Spi-1 Sa1 (Subarea 1)/Martin Luther King, Jr. Landmark District (Subarea 6)  
Applicant: Stanley Jenkins  
1020 Ralph David Abernathy Blvd  
**Staff Recommendation: Commission to send a letter with comments to the Applicant.**  
**Commission Voted: The Commission voted to send a letter with its comments to the Applicant.**
- h) Application for a Review and Comment (RC-13-176) on an expansion of an existing parking area at **100 Bagley Street a.k.a. 465 Pharr Rd. (Frankie Allen Park)** Property is zoned Spi-9 Sa3 (Subarea 3)  
Applicant: Patricia Katz  
233 Peachtree Street  
**Staff Recommendation: Commission to deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed delivery of comments at the meeting.**

#### Deferred Cases

- i) Application for Type III Certificates of Appropriateness (CA3-13-090) to consolidate two lots into one lot, (CA3-13-086) for a variance to reduce the number of on-site parking spaces from 47 (required) to 20 (proposed); to reduce the distance between a dumpster and an adjoining residential property line from 30 ft (required) to 20 ft. (proposed); and to plant street trees with a planting size and mature size other the permitted by the District regulations and (CA3-13-085) for renovations, additions, new construction, and site work at **652 (aka 658) - 662 Memorial Dr.** - Property is zoned Cabbagetown Landmark District (Subarea 5)/Beltline.  
Applicant: Ron Fisher  
174 Carroll St.
- Deferred on April 24, 2013  
Deferred on April 24, 2013  
Deferred on May 08, 2013  
Deferred on May 22, 2013  
Deferred on June 12, 2013
- Staff Recommendation: CA3-13-090 – Approve with conditions.**  
**CA3-13-086 – Approve with conditions.**  
**CA3-13-085 – Approve with conditions.**
- Commission Voted: CA3-13-090 – Approved with conditions.**  
**Commission Voted: CA3-13-086 – Approved with conditions.**  
**Commission Voted: CA3-13-085 – Approved with conditions.**

- j) Application for a Type II Certificate of Appropriateness (CA2-13-114) for alterations and porch renovations at **1341 Lucile Ave.** - Property is zoned R-4A/West End Historic District.

Applicant: John Manning  
7568 Waters Edge Drive, Stone Mountain

Deferred on May 22, 2013  
Deferred on June 12, 2013  
Deferred on June 26, 2013

**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

**Agenda items originally scheduled for the July 24, 2013 Commission Meeting.**

- a) Application for a Type III Certificate of Appropriateness (CA3-13-177) for a subdivision at **962 Boulevard** - Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Glenn Landry  
870 Oaklen View Dr., Sugar Hill

**Staff Recommendation: Deny.**

**Commission Voted: Deferred to the September 11, 2013 meeting at the Applicant's request.**

- b) Application for a Type III Certificate of Appropriateness (CA3-13-181) for a variance to allow a wall in the front and half depth front yards where otherwise prohibited and a special exception to increase the wall height from 4' (allowed) to 7' (proposed) at **716 Lake Ave.** - Property is zoned R-5/Inman Park Historic District (Subarea 1)/Beltline.

Applicant: Adam Tichelaar  
716 Lake Avenue

**Staff Recommendation: Approve with conditions.**

**Commission Voted: Approved with conditions.**

- c) Application for a Type III Certificates of Appropriateness (CA3-13-182) for a variance to reduce the total open space from 198, 821 sq. ft.(required) to 108,000 sq. ft. (proposed); reduce the useable open space from 115,258 sq. ft. (required) to 65,000 sq. ft. (proposed); reduce the off-street loading spaces from 8 (required) to 3 (proposed) and increase the height of a building that is located 150 ft. or more from a R-1 through R-5 residential district from 52 ft. (required) to 67.5 ft. (proposed); and (CA3-13-183) for a new mixed-use building and parking deck at **112 Krog Street and 670-702 Edgewood Ave.** - Property is zoned C-2/HC-20L SA3/Beltline.

Applicant: Trammel Crow Residential  
303 Peachtree Street Suite 5300

**Staff Recommendation: CA3-13-182 – Approve with conditions.**

**CA3-13-183 – Approve with conditions.**

**Commission Voted: CA3-13-182 – Approved with conditions.**

**Commission Voted: CA3-13-183 – Approved with conditions.**

- e) Application for a Type III Certificate of Appropriateness (CA3-13-184) for a variance to increase the height of an accessory structure from 15'2"(required) to 17' 6" (proposed) at **204 Powell St.** - Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline.

Applicant: Susan Thompson  
204 Powell St

**Staff Recommendation: Defer to the meeting of August 14, 2013.**

**Commission Voted: *Deferred to the August 14, 2013 meeting at the Applicant's request.***

- g) Application for a Review and Comment (RC-13-186) on a partial demolition, additions and renovations at **1925 Niskey Lake Rd. (Bunche Middle School)** - Property is zoned R-4.

Applicant: Ngugi Mathu  
191 Peachtree Street, Ne Suite 2400

**Staff Recommendation: Commission to deliver comments at the meeting.**

**Commission Voted: *The Commission confirmed delivery of comments at the meeting.***

- h) Application for a Review and Comment (RC-13-187) on a new accessory structure at **765 Peeples St. (Brown Middle School)** - Property is zoned R-4A/West End Historic District.

Applicant: Patch Work City Farms  
635 Holderness Street

**Staff Recommendation: Commission to deliver comments at the meeting.**

**Commission Voted: *The Commission confirmed delivery of comments at the meeting.***

#### **Deferred Cases**

- i) Application for a Type III Certificate of Appropriateness (CA3-13-148) for a new single family house at **20 Howell St.** - Property is zoned Martin Luther King, Jr. Landmark District/Beltline.

Applicant: Intown Builders  
655 Ralph McGill Blvd.

Deferred on June 12, 2013

Deferred on June 26, 2013

**Staff Recommendation: Defer to the meeting of August 14, 2013.**

**Commission Voted: *Deferred to the August 14, 2013 meeting at the Applicant's request.***

- j) Application for a Review and Comment (RC-13-149) on additions and alterations to an existing park at **16 West Wieuca Road (Chastain Park)** - Property is zoned R-3.

Applicant: Chastain Park Conservancy  
4001 Powers Ferry Rd

Deferred on June 26, 2013

**Staff Recommendation: Commission to deliver comments at the meeting.**

**Commission Voted: *Deferred to the August 14, 2013 meeting at the Applicant's request.***

5. Other Business- ***Staff announced that a Commission member appointment was pending.***

6. Adjournment – ***7:35 pm.***