



CITY OF ATLANTA

ANDRE DICKENS
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

Jahnee Prince
Commissioner

Doug Young
Interim- Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 1126 Arlington
APPLICATION: CA3-22-628
MEETING DATE: February 22, 2023, deferred since December 14, 2022

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R4-A

Date of Construction: 1920

Property Location Corner of Arlington and Princess

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

Project Components Subject to Review by the Commission: Financial Hardship Request

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20M.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Yes, the previous performed unauthorized work on the house that the current Applicant inherited. A Stop work was placed on property. At the previous UDC the Commission wanted evidence shown for more; quotes for repair; photos of the prior and now; previous staff reports and any information reflecting what happened prior to 1126.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions.

Staff edited comments in **RED**.

The Applicant has added new information in the 22223 folders along with the Staff additional information as requested by the Commission.

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

FINANCIAL HARDSHIP

The commission shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:

- the present income of the property owner(s) and those occupying the property
 - The Applicant earned \$100,000 annually. His \$0 income.
- the age of the property owner
 - Both residents are 27 years of age.
- the length of time the property owner has resided in the neighborhood or in the residence for which the exemption is sought
 - The Applicant has resided in the house 1 year and 3 months
- the availability of other sources of funds that are appropriate to the circumstances of the applicant, including loans, grants, and tax abatements
 - The Applicant has other expenses which includes credit cards, student loans and credit cards and has not been able to secure a loan to correct the work.
- the costs associated with adherence to these regulations
 - The costs associated with adhering to the regulations.
- the degree of existing architectural significance and integrity of the structure; and the purpose and intent of this chapter.
 - The existing architectural significance is intact. The windows correction windows will had to the integrity.

The commission shall consider these factors and shall grant an exemption, in whole or in part, as appropriate upon a finding that the applicant's economic hardship outweighs the need for strict adherence to these regulations.

STAFF COMMENTS

The Applicant has answered all the required criteria for consideration for granting an economic hardship exemption. Staff is satisfied with the thoroughness of the application. However, the Applicant has only provided one estimate for the total repairs of the house. A cost of \$99,050. A substantial amount of money. The Applicant has shown this cost is equal to this base salary which means after taking out taxes and support for his family, the cost of repairs will be more. If possible, Staff would recommend the Applicant provide seek one more estimate that might can

mitigate this cost. The Applicant has also demonstrated that his debt to ratio is high, and he is having a difficult time in securing a loan to help rectify these house issues.

The Applicant has proven his financial plight is dire and some relief should be granted, if not total relief.

If the Applicant is required to use different material for the windows and allowing the stucco to remain on the chimney will cut cost significantly. Staff would note that window material is not a called-out requirement in the Districts' regulations. However, Staff does understand that the precedent of wood replacement when wood was the original material of the windows is extremely important. With all of this in mind, Staff would lean on the Commission voice.

Since writing the above comments, Staff has been counselled that while Staff deemed the Applicant has met the requirements set for determination for a financial, these standards are not requirements set in stone, but suggested areas the Commission can focus their review on. That means, the Commission can require additional information which they have done. Staff still leans on the Commission for determination of relief.

While this is the case, Staff also stands on the recommendation stated—Approval with Condition with some relief determined by the Commission. Staff would prefer a full return to the listed recommendations in the first Staff report, the added estimates provided by the Applicant still show, the cost of repair is extremely high especially with the amount of income coming into the household. This is true regards of contractors. Staff also understand, while the preference is to have all the originality of all the material returned, the overall style of this house has not been altered to where one cannot determine its original style. If facts, these modification helps the reader understand clearly what has been modified and easy removed in the future if need be.

STAFF RECOMMENDATION: Approval with Conditions.

1. Mitigating conditions shall be determine by the Commission.

cc: Applicant
Neighborhood
File



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Commissioner

ANDRE DICKENS
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DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308

DOUG YOUNG
Interim Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Interim Executive Director
ADDRESS: 1233 Oak Street SW
APPLICATION: CA3-23-013
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

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

Date of Construction: 1900

Property Location: North side of Oak Street SW.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Bungalow

Project Components Subject to Review by the Commission: Subdivision

Project Components NOT Subject to Review by the Commission: n/a

Relevant Code Sections: Sec. 16-20G

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: No

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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

The Applicant proposes subdivision of the lot located at 1233 Oakland Avenue SW. The current dimensions for the lot are 150' x 150'. The cadastral maps for the city of Atlanta show that the lots (1233 Oak Street SW and 1243 Oak Street SW) were consolidated in 1976. The 1911 Sanborn Fire Insurance map shows that the original platting of the neighborhood separated the lots, then numbered 347 Oak Street (modern day 1233, measuring 100' x 150') and 349 (modern day 1243, measuring 50' x 150'). There were originally buildings on both lots; however, it appears that the house on 1243 Oak Street SW was demolished sometime before the listing of the West End Historic District (which notes the consolidation of the two lots). A newspaper advertisement for the sale 1233 Oak Street SW from August 28, 1931, confirms the dimensions of the lot as 100' x 150'. The lot was further subdivided on August 27, 2020, creating 1239 Oak Street SW from the eastern portion of the lot.

Staff is in support of the proposed subdivision and finds that the proposed lot dimensions conform to the historic platting of the neighborhood. Staff also has concerns regarding the existing driveway. There is currently a 14' wide drive that straddles the two proposed lots. The subdivision with narrow the width of this driveway on the existing 1233 property to just 5' in width, rendering it unusable. A legal agreement of easement would be required for use of the existing, non-conforming driveway as a shared drive for the two subdivided lots. The Applicant will clarify the proposed driveway accommodation. The existing drive is also only labelled as concrete. The Applicant must clearly label this feature as a driveway on the plans. The Applicant will update the survey and site plan to label all features present on the lot.

STAFF RECOMMENDATION: Approval with the Following Conditions:

- 1.) The Applicant will clarify the proposed driveway accommodation.
- 2.) The Applicant will update the survey and site plan to label all features present on the lot.
- 3.) Staff shall review, and if appropriate, issue final approval of all materials.

cc: Applicant
Neighborhood
File



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Commissioner

DOUG YOUNG
Interim Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 259 Glen Iris Dr. (54 Columns Art Park)
APPLICATION: RC-23-010
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** R-5.

Date of Construction: N/A

Property Location: fronts Highland Ave. and Glen Iris Dr.

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: N/A

Project Components Subject to Review by the Commission: Site Work

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 & Sec. 6-4043

Deferred Application (Y/N)?: No.

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Confirm the delivery of comments.

RC-23-010 – 259 Glen Iris Dr.

February 22, 2023

Page 2 of 2

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 & Sec. 6-4043 of the City of Atlanta Code of Ordinances.

The Applicant is proposing a new hardscaped area, retaining walls, and seating area along the Highland Ave. frontage. The proposal would create a new usable public space in an area that is otherwise vacant due to the topography of the site. Staff has no concerns with the proposed materials or layout of the site, and supports the overall design and concept.

STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.

cc: Applicant
File



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DOUG YOUNG
Interim Director, Office of Design

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Interim Executive Director
ADDRESS: 65 Rogers St. – Toomer Elementary School
APPLICATION: RC-23-048
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

Historic Zoning: NA **Other Zoning:** R-4A

Date of Construction: c. 1967

Property Location: East block face of Rogers St., south of the Pratt Pullman Landmark District

Contributing (Y/N)?: N/A **Building Type / Architectural form/style:** Institutional

Project Components Subject to Review by the Commission: Additions

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Section 6-4043 and Section 16-20.009

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Confirm the delivery of comments at the meeting

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Section 6-4043 of the City of Atlanta Code and Section 16-20.009 of the Zoning Ordinance of the City of Atlanta.

The Applicant is proposing covered walking areas and an entryway addition connecting the various school buildings. The proposal will result in the main classroom and administrative buildings being connected with a single main entry point. The new entry addition is clearly modern while still maintaining compatibility through the use of heavily fenestrated façades, a lower roofline, and corners that differ from the main portions of the structure. While many of the original entrances and exits will be enclosed, their original locations will be memorialized through the use of compatible fenestration. The structure appears to be either a concrete or stucco/masonry façade.

Staff's only comments would be on the use of the cement fiber panels. Staff would strongly recommend that the horizontal panels be switched for vertical panels to mimic the pattern of vertical ribbing on the original portions of the structure. Staff would also recommend that the new panelling match the color of the original materials on the structure.

STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting

cc: Applicant
File



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Doug Young
Interim Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Interim Executive Director
ADDRESS: 973 Oglethorpe
APPLICATION: CA2-22-597
MEETING DATE: February 8, 2023

FINDINGS OF FACT:

Historic Zoning: West End Historic District **Other Zoning:** R-4/ Beltline

Date of Construction: 1920

Property Location East of Peoples and West of Gordon Place

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

Project Components Subject to Review by the Commission: Alterations

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20G.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Stop Work Order was applied 12/8/22 for porch ceiling removed and not replaced with non-compliant, non-tongue and groove porch floor.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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

ALTERATIONS

Porch

Flooring

The Applicant was cited for removing tongue and groove perpendicular wood floor boarding. Photos taken by the Code enforcement officer show perpendicular flooring, which appears to match the existing perpendicular flooring on the porch. Staff can't determine what is the issue then possibly the new flooring is not tongue and groove. Staff recommendations, the Applicant clarify if the new method of implementation is tongue and groove. If the method is tongue and groove, Staff is not concerned with this proposal. If the implementation is not tongue and groove, then Staff recommends, the Applicant reinstall any new piece to match the tongue and groove pattern of the existing flooring.

Ceiling

Staff need clarification on whether the ceiling was replaced. Code enforcement cited porch ceiling removal as non-compliant. However, the Applicant has not provided information on this citation.

Painting

The Applicant has proposed painting to match original porch repairs. Staff is not concerned; painting is not the purview of the UDC unless painting is on unpainted masonry.

Routine Repair

Pressure washing is proposed for the house, Staff is not concerned with pressure washing; it is a routine repair.

STAFF RECOMMENDATION: Approval with Conditions

1. The new flooring shall be constructed as tongue and groove , Sec.16-20G.009;
2. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
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Interim-OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Interim- Executive Director
ADDRESS: 2875 Fabin
APPLICATION: CA3-23-003
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

Historic Zoning: Whittier Mill Historic District **Other Zoning:** R-4/A

Date of Construction: 1925

Property Location: East of Butler Way at dead end of rode

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Farmer Style house

Project Components Subject to Review by the Commission: Variance

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20J

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval

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

VARIANCE REQUEST

The variance request is to allow for a 3 feet rear setback for a shed construction to sit directly behind the house. The district rear set back requirement is 15 ft.

1) What are the extraordinary and exceptional conditions pertaining to the particular property? The Applicant states **“The house sits on the left side of the property, and this half of the property is moderately level. The house sits to the front of the property, blocking visibility to the backyard from the street. Large bushes on the inside of the left fence line further block visibility to the backyard on that side. The right half of the property has significant slope downward toward the back property line. Further, the right half of the property includes many trees along the back and right-side property line inside the fence. Pictures/video of the property can be provided.”**

2) How will the Zoning Ordinance create an unnecessary hardship? The Applicant writes, **“Placing the shed behind the house and observing the required set-back from the back property line would put the shed in the center of the back yard, effectively eliminating the use of the yard for any activities. Placing the shed along either of the side property lines observing those setback requirements would require either tree removal, or significant grading or other leveling support structure at considerable additional cost and land disruption.”**

3) What conditions are peculiar to the property? The Applicant writes, **“The property is at a dead-end, with a wooded easement between it and the adjacent property on the right side. On the back side, the adjacent property is also partially wooded”**

4) If relief is granted, would it cause substantial detriment to the public good or impair intent of Zoning? The Applicant answers, **“Placement of the shed as requested would keep the shed in alignment with the code requirement to locate accessory structures to the side or rear of the main structure, and in the least visible location. It would create no disturbance of the land because it could be leveled with blocks instead of requiring grading or pouring a pad. It would require no removal of trees or other plants.**

STAFF RESPONSE

Staff supports the requested variance. The Applicant has demonstrated that the specific type of shed needed will not be able to fit on left side instead of the right side of the property because of sloping. On either side, the shed can only have a three feet difference between itself and the fence. If the required 10 ft is met, trees and much more land disturbance is needed and placing it in the center would effectively remove any use of the yard. Staff believes the three feet allowances instead of the required 10 feet rear setback would not be problematic. The shed will be at the back of the property on the side of the house at the end of a street with many trees to hide it.

STAFF RECOMMENDATION: Approval

cc: Applicant
Neighborhood
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Jahnee Prince
Commissioner

DOUG YOUNG
Interim Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 800 Cherokee Ave. (Grant Park)
APPLICATION: RC-23-009
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District

Other Zoning: R-5.

Date of Construction: N/A

Property Location: fronts Cherokee Ave, Sydney St., Park Ave., Berne St., Boulevard Se., and Atlanta Ave.

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: N/A

Project Components Subject to Review by the Commission: Site Work

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 & Sec. 6-4043

Deferred Application (Y/N)?: No.

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Confirm the delivery of comments.

RC-23-009 – 800 Cherokee Ave. (Grant Park)

February 22, 2023

Page 2 of 2

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 & Sec. 6-4043 of the City of Atlanta Code of Ordinances.

The Applicant is proposing the replacement of existing drive inlets on the north frontage of the park along Sydney St. The Applicant has provided documentation via historic USGS maps showing the location of walks and drives in this location over time. The proposal would replace the existing features with a series of walking paths, picnic areas, benches, and a plaza area. The existing sidewalk layout along Sydney St would be maintained.

In general, Staff has no concerns with the project. Staff finds that the use of materials is substantially similar to those already in use in the park. Staff is also supportive of the overall design which is referential of the earliest depictions of the area on the USGS maps. As such, Staff is supportive of the proposal.

STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.

cc: Applicant
File



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Commissioner

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MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308

DOUG YOUNG
Interim Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Interim Executive Director
ADDRESS: 292 Peachtree Street NE (Hardy Ivy Park)
APPLICATION: RC-23-012
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

Historic Zoning: SPI-1, SA-1, Arts & Entertainment Sign Overlay **Other Zoning:** R-5

Date of Construction: N/A

Property Location: Intersection of Peachtree Street NE and Baker Street NW

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: Park

Project Components Subject to Review by the Commission: Site work

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: N/A

Deferred Application (Y/N)?: No.

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Confirm Delivery of Comments at the February 22, 2023 Hearing of the Urban Design Commission.

RC-23-012 292 Peachtree Street NE (Hardy Ivy Park)

February 22, 2023

Page 2 of 2

The Applicant proposes installation of an approximately 12-foot statue of media icon and civil rights leader Xernona Clayton in the plaza named for her in Hardy Ivy Park. The proposed sculpture would be created out of bronze, by sculptor Ed Dwight and rest on a green granite base. The base measures 50" x 50" and is approximately four feet in height. No renderings of the sculpture have been provided with the application, nor has the proposed inscription for the base of the sculpture (which the description says will include quotes from Xernona Clayton) been provided, only a description of the proposed materials. As such, Staff cannot comment on the overall proposed design, only the elements included in the site plan.

Additional site work is proposed to provide lighting for the sculpture. The site plan provided illustrates that removal of granite pavers will be required to install this underground, canister up-lighting. The plans also note that pavers may be destroyed or damaged during the installation process. Staff would strongly encourage using caution when removing the existing materials, as retention and reuse of the existing pavement is preferable to attempting to match the existing with new pavers.

STAFF RECOMMENDATION: Confirm Delivery of Comments at the February 22, 2023 Hearing of the Urban Design Commission.

cc: Applicant
File



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Commissioner

DOUG YOUNG
Interim Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Interim Executive Director
ADDRESS: 935 Woodmere Dr.
APPLICATION: CA3-22-313
MEETING DATE: February 22, 2023

FINDINGS OF FACT:

Historic Zoning: Collier Heights Historic District **Other Zoning:** MR-3

Date of Construction: Vacant

Property Location: East block face of Woodmere Dr., south of the DL Hollowell Pkwy intersection.

Contributing (Y/N)?: N

Building Type / Architectural form/style: Infill

Project Components Subject to Review by the Commission: New Construction

Project Components NOT Subject to Review by the Commission: Principal use of the property.

Relevant Code Sections: Sec. 16-20 & Sec. 16-20Q

Deferred Application (Y/N)?: Yes.

Previous Applications/Known Issues: in November of 2022, the Commission approved CA3-22-312 for a variance to increase the allowable driveway width.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with conditions.

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

The District regulations contain both qualitative and quantitative requirements for new construction. If an item is not listed below, Staff found that the related requirements were met.

Interaction between the MR-3 zoning and the Collier Heights Historic District zoning

The subject property is dual-zoned as MR-3 with the Collier Heights Historic District overlay. As these regulations conflict with one another in several areas, the interpretation clause located in Sec. 16-20.011(c) applies. This section specifies that whenever the requirements of Chapter 20 conflict with any other statute, rule, regulations, ordinance, or code, that the most restrictive requirement or that which imposes the higher standard will govern. As the Collier Heights Historic District regulations are a subchapter of chapter 20, they are included in this provision. With this in mind, Staff finds that the Collier Heights Historic District regulations would govern the height, setbacks, and general architectural and site design of the project as specified in Sec. 16-20Q.005 and Sec. 16-20Q.006. The use, lot coverage, and allowable floor area for the project would be governed by Sec. 16-35.

While Staff is aware of concern from the neighborhood regarding the proposed use of the property, Staff would note for the benefit of the Commission, Applicant, and the Neighborhood that the property is entitled to the allowable uses specified in Ch. 35 of the Zoning Ordinance provided that the project meets the requirements of that chapter. For this reason, the Commission could not consider the proposed use of the project in their review and could not place restrictions, conditions, or additional requirements on the project that are governed by said chapter.

Effect of existing and future easements on the subject property

Staff has learned that discussions surrounding possible existing and future easements centered on the existing driveway which is currently installed on the site and used by the neighboring property at 919 Woodmere Dr. are ongoing. Easements are not recorded by the City and are private agreements between property owners. While the City is not party to these agreements, the City would be responsive to it in that the City could not approve a project that violates the terms of said easement. Staff has not received a copy of an easement for this driveway and has not received any documentation about the existence of such an easement. As such, Staff recommends that the Applicant provide documentation regarding the existence of any easement for the existing driveway or provide a copy of any future easement for the driveway when that document is recorded by Fulton County.

Building façades, materials, and massing

The compatibility study provided does not contain measurements for 815 Woodmere Dr. As such, Staff will not include this property in any quantitative analysis, but will use it for non-quantitative analysis via the District photographic inventory and publicly available street view photography.

The District regulations set the height and setbacks of any new structure to the range established by the compatibility rule. The Applicant has provided compatibility comparisons as well as their measurements of the proposed structure. Staff has no general concerns with the height proposed but does find that the height of the existing structure is measured from grade to the midpoint of the roof. Staff recommends the Applicant clarify the method used for measuring the comparable properties and ensure that the existing structure and the comparable structures were measured using the same methodology.

Regarding the setbacks, Staff finds that the measurements shown for the front and rear yard setback of the proposed structure are not the same as those shown on the proposed site plan. The site plan shows a front yard setback of 47' 8", and a rear yard setback of 50' 7". Based on this information and the information provided by the Applicant in the compatibility study, Staff finds that the allowable front yard range is a minimum of 29' and a maximum of 46'. As such, Staff recommends the site plan be amended to show a front yard setback between 29' and 46'. For the rear yard, the compatibility study shows an allowable range of a minimum of 53' and a maximum of 88'. As such, Staff recommends the site plan be amended to show a rear yard setback between 53' and 88'.

The pitch of new roofs in the District are based on the compatibility rule. Staff finds that this measurement is a qualitative analysis rather than a quantitative analysis. As the predominate roof pitch on the block face is a 4:12 roof pitch, Staff recommends that the proposed structure contain a roof with a 4:12 roof pitch.

Windows and doors

For new construction in the District, the pattern, ratio of openings to solid, scale, size, proportion, placement, and style of all openings on the structure are based on the compatibility rule. In general, Staff finds that the use of vertically oriented picture windows and horizontal sliders is not consistent with the historic structures on the block face. As such, Staff recommends any picture or fixed window be horizontally oriented and that any sliding windows be changed to double hung windows. Staff further recommends any window on the structure be wood or metal.

Staff finds that the use of two levels of windows on the middle of the front façade is inconsistent with the block face. As such, Staff recommends any windows on the second story be moved so that they are located under the accent gable.

Information on the proposed doors is not shown on the plans. As such, Staff recommends that the material and style of the proposed doors meet the District regulations.

Grading

The plans appear to show the front yard being graded up to accommodate the new structure. However, this is not accurately reflected on the site plan, and is not explained as part of the proposal. The District regulations prohibit excessive grading and alterations to the natural topography of properties. As such, Staff recommends the Applicant provide documentation on the proposed front yard grading, including the degree to which the front yard grade will be changed and

provide a narrative explaining the need for the change.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The Applicant shall provide documentation regarding the existence of any easement for the existing driveway or provide a copy of any future easement for the driveway when that document is recorded by Fulton County;
2. The Applicant shall clarify the method used for measuring the comparable properties and ensure that the existing structure and the comparable structures were measured using the same methodology, per Sec. 16-20Q.006(1);
3. The site plan shall be amended to show a front yard setback between 29' and 46', per Sec. 16-20Q.006(1); The site plan shall be amended to show a rear yard setback between 53' and 88', per Sec. 16-20Q.006(1);
4. The proposed structure shall contain a roof with a 4:12 roof pitch, per Sec. 16-20Q.006(1);
5. Any picture or fixed window shall be horizontally oriented and that any sliding windows be changed to double hung windows, per Sec. 16-20Q.006(2);
6. Any window on the structure shall be wood or metal, per Sec. 16-20Q.006(2);
7. Any windows on the second story shall be moved so that they are located under the accent gable, per Sec. 16-20Q.006(2);
8. The material and style of the proposed doors shall meet the District regulations, per Sec. 16-20Q.006(2);
9. The Applicant shall provide documentation on the proposed front yard grading, including the degree to which the front yard grade will be changed, and shall provide a narrative explaining the need for the change, per Sec. 16-20Q.006(14); and,
10. Staff shall review and if appropriate, approve the final plans and documentation.

Cc: Applicant
Neighborhood
File