



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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JAHNEE PRINCE
Commissioner

DOUG YOUNG
Director, Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
April 12, 2023 at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor

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

Consent

- a) Application for a Type III Certificate of Appropriateness (CA3-23-011) for alterations and additions at **537 Seminole Ave NE**. Property is zoned R-5 / Inman Park Historic District (Subarea 1).
Applicant: Jonathan W Lacrosse
1898 Wycliff Rd NW, 1
Deferred on March 8, 2023
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-23-021) for a variance to allow an addition taller than the existing structure; and, (CA3-23-022) for alterations and additions at **661 Brookline St SW**. Property is zoned R-4A / Adair Park Historic District (Subarea 1).
Applicant: Jorge Ignacio Aiello
2055 Red Rose LN, Loganville
Deferred on March 8, 2023
Staff Recommendation (CA3-23-021): Denial.
Staff Recommendation (CA3-23-022): Deferral to the April 26, 2023 Commission Meeting.
- c) Application for a Type IV Certificate of Appropriateness (CA4PH-23-037) for demolition due to threat of public health and safety. at **1144 Merrill Ave SW**. Property is zoned R-4A / Oakland City Historic District.
Applicant: Ramon Tookes
2806 Chaucer Drive
Staff Recommendation: Approval with Conditions.

- d) Application for a Review and Comment (RC-23-038) for in-kind driveway replacement at **122 Brighton Rd NE**. Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: Carsten Bach Jensen
2025 Hessian Court, Smokerise
Staff Recommendation: Adopt the Staff Report as the Commission's Comments and confirm the delivery at the meeting.
- e) Application for a Type II Certificate of Appropriateness (CA2-23-040) for alterations including retroactive approval for painting of a previously unpainted brick surface at **898 North Ave NE**. Property is zoned Poncey Highland Historic District (Subarea 1).
Applicant: Gina Lovett
795 Hammond Dr
Staff Recommendation: Approval with Conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-23-041) for alterations and an addition at **977 Blue Ridge Ave NE**. Property is zoned Poncey Highland Historic District (Subarea 1).
Applicant: Jacquelynn Edmonds
709 Reed Street SE
Staff Recommendation: Approval with Conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-23-042) for alterations and an addition at **943 White St SW**. Property is zoned R-4A / West End Historic District.
Applicant: Meghan Ann McMullen
761 Pearce Street SW
Staff Recommendation: Approval.
- h) Application for a Type III Certificate of Appropriateness (CA3-23-043) for a reduction in the required rear yard setback from 7 feet (required) to 3 feet (proposed) at **746 Woodson St SE**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Ashley Barton
131 Savanna Estates Dr.
Staff Recommendation: Approval.
- i) Application for a Type III Certificate of Appropriateness (CA3-23-047) for a variance to reduce the rear yard setback from 100 feet (required) to 70 feet (proposed) at **898 Lullwater Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Karen Soorikian
219 Fairfield St., Decatur
Staff Recommendation: Approval.
- j) Application for a Type II Certificate of Appropriateness (CA2-23-049) for revisions to a previously approved plans at **1111 Austin Ave NE**. Property is zoned R-5 / Inman Park Historic District (Subarea 1).
Applicant: Monica Woods
67 A Boulevard NE
Staff Recommendation: Approval.

- k) Application for a Type II Certificate of Appropriateness (CA2-23-050) for alterations at **782 Magna Carta Dr NW**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Marquita Taylor
217 Roberts St, Sandersville, GA 31082
Staff Recommendation: Approval with Conditions.
- l) Application for a Type II Certificate of Appropriateness (CA3-23-051) for reconstruction at **255 Georgia Ave**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Felicia Myers
3645 Marketplace Blvd Ste. 130-657, East Point
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting.
- m) Application for a Type II Certificate of Appropriateness (CA2-23-054) for alterations at **310 Peters St**. Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Carolyn Ayinla
801 Willow Trail Dr, Norcross, GA 30093
Staff Recommendation: Approval.
- n) Application for a Type II Certificate of Appropriateness (CA2-23-057) for revisions to previously approved plans at **1037 Sparks St SW**. Property is zoned R-4A / Oakland City Historic District
Applicant: Rod Bates
1385 Dodson Drive
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting at the Applicant's request.
- o) Application for a Type III Certificate of Appropriateness (CA3-23-058) for front porch additions and alterations at **938 Park Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Adrian William
2514 White Oak Dr, Decatur
Staff Recommendation: Approval with Conditions.
- p) Application for a Type III Certificate of Appropriateness (CA3-23-064) for Alterations and additions at **1051 Peeples St SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Jamila Brown
2260 Fairburn Rd SW
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting.
- q) Application for a Type III Certificate of Appropriateness (CA3-23-068) for new construction of a single-family home at **682 Shelton Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Taylor Storm
1611 Oak Log Court, Buford
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting.

- r) Application for a Type III Certificate of Appropriateness (CA3-23-069) for new construction of a single-family home at **995 Sparks St SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Terayia Farley
6595 Roswell Road Suite G-6774
Staff Recommendation: Approval with Conditions.
- s) Application for a Type II Certificate of Appropriateness (CA2-23-072) for revisions to previously approved plans at **181 Pearl St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Regina A Brewer
177 Elizabeth St NE
Staff Recommendation: Approval with Conditions.
- t) Application for a Type III Certificate of Appropriateness (CA3-23-073) for a variance to allow the retention of a legally non-conforming lot coverage at **1191 Fairview Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Laura Daniel
834 Inman Village Pkwy, Suite 100
Staff Recommendation: Approval with Conditions.
- u) Application for a Type II Certificate of Appropriateness (CA2-23-074) for alterations at **310 Ormond St SE**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Michael J Nualla
PO Box 727, Decatur
Staff Recommendation: Approval with Conditions.
- v) Application for a Review and Comment (RC-23-078) for an addition and site work at **79 Brighton Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Metro Atlanta Permits
3094 Brook Drive, Decatur
Staff Recommendation: Adopt the Staff Report as the Commission's comments and send a copy to the Applicant.
- w) Application for a Type II Certificate of Appropriateness (CA2-23-080) for alterations at **2733 Baker Ridge Dr NW**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Allen Simpson
2140 Tiger Flowers Drive
Staff Recommendation: Approval with Conditions.
- x) Application for a Review and Comment (RC-23-081) for alterations, additions, and site work at **21 Brighton Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Monica Woods
67 A Boulevard NE
Staff Recommendation: Adopt the Staff Report as the Commission's comments and send a copy to the Applicant.

- y) Application for a Type III Certificate of Appropriateness (CA3-23-084) for alterations, additions, and site work at **1493 Fairview Rd NE**. Property is zoned Druid Hills Landmark District
Applicant: Karen Soorikian
659 Auburn Avenue, Suite G-8
Staff Recommendation: Approval with Conditions.
- z) Application for a Type II Certificate of Appropriateness (CA2-23-085) for alterations at **2965 Baker Ridge Dr NW**. Property is zoned R-4 / Collier Heights Historic District
Applicant: Dirk Wessely
5865 Oakbrook Pkwy, Ste F, Norcross
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting due to lack of sign posting.
- aa) Application for a Type III Certificate of Appropriateness (CA3-23-086) for alterations, additions, and new construction at **229 Auburn Ave NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Joel Reed
460 Edgewood Ave
Staff Recommendation: Deferral to the June 28, 2023 Commission Meeting at the Applicant's request.

Items Requiring Discussion

Cases originally scheduled for the March 22, 2023 public hearing which was cancelled due to a lack of Commissioner Quorum:

- bb) Application for a Type II Certificate of Appropriateness (CA2-23-052) for revisions to previously approved plans at **1585 South Ponce De Leon Ave NE**. Property is zoned Druid Hills Landmark District.
Applicant: Joel Reed
619 Page Ave. NE
Staff Recommendation: Approval with Conditions.
- cc) Application for a Type III Certificate of Appropriateness (CA3-23-053) for a special exception to increase the allowable fence height from a maximum of 6 feet (allowed) to 12 feet (proposed) at **1368 Ponce De Leon Ave NE**. Property is zoned Druid Hills Landmark District
Applicant: Chad Stacy
1315 Peachtree Street NE
Staff Recommendation: Approval.

Cases deferred from previous meetings:

- dd) Application for a Type III Certificate of Appropriateness (CA3-22-567) for proposed exterior alterations and a rear addition at **1185 Arlington Ave SW**. Property is zoned R-4 / Oakland City Historic District.
Applicant: Alicia Encalade
1100 Peachtree St. Suite 250
Deferred on January 11, 2023
Staff Recommendation: Approval with Conditions.

- ee) Application for a Type III Certificate of Appropriateness (CA3-22-591) for alterations including window replacement and removing roof addition at **1037 Metropolitan Pkwy SW**. Property is zoned R-4A / Adair Park Historic District (Subarea 1).
Applicant: Lisa T
Po Box 71818, Newnan
Deferred on February 28, 2023
Staff Recommendation: Denial without Prejudice.

Cases originally scheduled for April 12, 2023:

- ff) Application for a Type II Certificate of Appropriateness (CA2-23-060) for retroactive approval for painting previously unpainted brick at **670 Indigo Ln NW**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Janna Pankey
670 Indigo Lane NW
Staff Recommendation: Approval with Conditions.
- gg) Application for a Type IV Certificate of Appropriateness (CA4PH-23-062) for demolition due to a threat to public health and safety at **316 Sunset Ave NW**. Property is zoned SPI-19 (Subarea 8)/Sunset Avenue Historic District.
Applicant: Alicia Encalade
1100 Peachtree St. Suite 250
Staff Recommendation: Denial without Prejudice.
- hh) Application for a Type III Certificate of Appropriateness (CA3-23-070) for new construction at **320 North Highland Ave NE**. Property is zoned MRC-1-C/Inman Park Historic District (Subarea 1).
Applicant: Cooper Pierce
Jones Pierce Architects, 400 Plasters Avenue NE, Suite 225
Staff Recommendation: Approval with Conditions.
- ii) Application for a Type III Certificate of Appropriateness (CA3-23-075) for retroactive approval of alterations and additions at **1297 Lucile Ave SW**. Property is zoned R-4A/West End Historic District.
Applicant: Robert Paul Kilpatrick II
8383 Gaither St, Manassas, VA
Staff Recommendation: Approval with Conditions.
- jj) Application for a Type II Certificate of Appropriateness (CA2-23-077) for alterations at **821 Piedmont Ave NE**. Property is zoned SPI-17 (Subarea 4) / LBS.
Applicant: Jason S Williams
821 Piedmont Ave NE
Staff Recommendation: Deferral to the April 26, 2023 Commission Meeting due to lack of sign posting.
- kk) Application for a Type III Certificate of Appropriateness (CA3-23-082) for alterations and additions at **1110 Oakland Dr SW**. Property is zoned R-4/Oakland City Historic District.
Applicant: Carlos Eduardo Guzman
2306 Wilkins Cove, 2306, Decatur
Staff Recommendation: Approval with Conditions.

- ll) Application for a Type III Certificate of Appropriateness (CA3-23-083) for a variance to allow the painting of unpainted brick at **2014 Jones Rd NW**. Property is zoned R-4/Collier Heights Historic District
Applicant: James D Willard
2345 Dunwoody Hollow Drive
Staff Recommendation: Approval.
- mm) Application for a Type III Certificate of Appropriateness (CA3-23-087) for a variance to reduce the rear yard setback from 7 feet (required) to 5 feet (proposed) at **638 Eloise St SE**. Property is zoned R-4B/Grant Park Historic District (Subarea 1).
Applicant: Jared J Siler
47 Cliff Ct, Villa Rica
Staff Recommendation: Denial.
- nn) Application for a Type II Certificate of Appropriateness (CA2-23-089) for alterations at **451 Collier Ridge Dr NW**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Richard Samuel
132 Stanley Ct Ste D, Lawrenceville
Staff Recommendation: Denial.
- oo) Application for a Review and Comment (RC-23-136) for proposed renaming of Bell St. SW to Leonard Tate St. SW. Property is zoned SPI-1 SA1.
Applicant: Ali Wilson
55 Trinity Ave
Staff Recommendation: Send a letter with comments to the Chair of the Zoning Committee.

Cases deferred from previous meetings:

- pp) Application for a Type III Certificate of Appropriateness (CA3-23-030) for alterations and an addition at **573 West End Pl SW**. Property is zoned R-4A / West End Historic District.
Applicant: David Wayne Brown
3800 Wendell Ste 307
Staff Recommendation: Approval with Conditions.

5. Other Business

6. Announcements

7. Adjournment