



# CITY OF ATLANTA

JAHNEE PRICE  
Commissioner

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

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Matt Adams, Executive Director

**ADDRESS:** 539 Hopkins Street SW

**APPLICATION:** CA3-24-053

**MEETING DATE:** March 27, 2024

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### **FINDINGS OF FACT:**

**Historic Zoning:** West End Historic District

**Other Zoning:** R-4A, Beltline

**Date of Construction:** n/a

**Property Location:** Southwest corner of the intersection of Hopkins and Oak Street SW.

**Contributing (Y/N)?:** n/a

**Building Type / Architectural form/style:** New Construction

**Project Components Subject to Review by the Commission:** New Construction

**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:** Deferral until the April 10, 2024, hearing of the Urban Design Commission

**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 new construction of a single-family home at 539 Hopkins Street SW. The home would have a hip-on-gable roof, and the exterior would have CMU foundation and be clad in wooden siding.

### **Site Plan**

Staff has several concerns with the site plan as proposed. The driveway, located on the Oak Street SW side of the property is proposed as 14 feet in width. Per. Sec. 16-20G.006 (12) (c), “New driveways shall not exceed a width of ten feet not including the flare at the street.” The Applicant will reduce the width of the driveway to no more than 10 feet, exclusive of the flair. It is not clear if there is any existing sidewalk, or if installation of side walk is proposed. There is existing chain link fencing and a low brick wall present on the property. It is not clear if these are proposed to remain or be removed based on the site plan. The site plan shows overall lot coverage; however, given the change in driveway square footage that needs to occur, the lot coverage will be recalculated, and enumerated based on feature. The Applicant will submit an updated site plan with the lot coverage enumerated. The Applicant will clarify the scope of work in relation to the existing features on the lot. The Applicant will clarify the scope of work in relation to sidewalks.

### **Height & Massing**

The overall height of the structure must be reduced. The compatibility data submitted by the Applicant shows that the tallest contributing structure on the blockface is 24.5 feet in height. The proposed structure would be 28.5 feet. The Applicant will reduce the proposed overall height to meet the compatibility rule. The Applicant also shows a full width porch. None of the contributing structures on the block face has a full width porch. In terms of the massing the predominant form is gable-on-hip, but this is achieved with an L-shaped gable projection, rather than presenting as a front gable as proposed. The massing must be reconfigured to more closely match the historic housing stock, with a partial width porch and appropriate massing. The Applicant will revise the design to utilize a partial width porch. The Applicant will revise the massing of the structure to meet the compatibility rule. The Applicant has also proposed that a dormer be added on the right elevation facing Oak Street SW. The Applicant will revise the dormer to be located on the left elevation, where least visible.

Further, no material specifications have been provided for any of the materials to be used. The Applicant will submit material specification for all exterior features so Staff may determine if the proposal meets the requirements of the zoning code.

**STAFF RECOMMENDATION: Deferral until the April 10, 2024 hearing of the Urban Design Commission to allow the Applicant to address the following:**

- 1.) . The Applicant will reduce the width of the driveway to no more than 10 feet, exclusive of the flair.
- 2.) The Applicant will submit an updated site plan with the lot coverage enumerated.
- 3.) The Applicant will clarify the scope of work in relation to the existing features on the lot.
- 4.) The Applicant will clarify the scope of work in relation to sidewalks.
- 5.) The Applicant will reduce the proposed overall height to meet the compatibility rule.
- 6.) The Applicant will revise the design to utilize a partial width porch. The Applicant will revise the massing of the structure to meet the compatibility rule.
- 7.) The Applicant the dormer to be located on the left elevation, where least visible.
- 8.) The Applicant will submit material specification for all exterior features so Staff may determine if the proposal meets the requirements of the zoning code.
- 9.) Staff shall review, and if appropriate, issue final approval of the plans.

cc: Applicant  
Neighborhood  
File



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55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Matt Adams, Executive Director

**ADDRESS:** 241 Powell Street SE

**APPLICATION:** CA3-24-054

**MEETING DATE:** March 27, 2024

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### FINDINGS OF FACT:

**Historic Zoning:** HC-20A, SA3

**Other Zoning:** Beltline

**Date of Construction:** 1920

**Property Location:** West side of Powell Street SE

**Contributing (Y/N)?:** Yes

**Building Type / Architectural form/style:** Gabled-Wing Cottage

**Project Components Subject to Review by the Commission:** Addition

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

**Relevant Code Sections:** Sec. 16-20A

**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. 16-20A of the Zoning Ordinance of the City of Atlanta.

The Applicant proposes a rear addition to the existing house. There is a non-historic bathroom addition that would be enlarged to square off the rear of the house. The Applicant states that proposed addition would have a shed room that matches the existing rear of the structure. The elevations also show minimal detail. Of particular concern are the lack of features such as trim, cornerboards, chimneys. The Applicant will submit updated elevations with all existing conditions noted on the plans. The site plans as submitted does not show a calculation of lot coverage. The Applicant will submit an updated site plan with lot coverage calculated.

The Applicant has stated that the proposed addition would have a CMU foundation, which matches the existing structure, with cementitious siding. The Applicant has stated that the proposal is to match the existing siding present on the house, which is MDF with a 12-inch reveal. This proposal would not meet the requirements of the zoning code. Sec. 16-20A.006 (A) (b)(1) requires, "Wood, smooth-surface cementitious siding or Masonite siding are permitted. Siding shall exhibit a horizontal, clapboard profile. Siding shall have no less than a four-inch reveal and no more than a six-inch reveal." The Applicant will revise the proposed building material to meet the requirements of Sec. 16-20A.006 (A) (b)(1). The Applicant shall install cornerboards and trim, which match the original in profile and delineate the addition from the original house.

**STAFF RECOMMENDATION: Approval with the following conditions:**

- 1.) The Applicant will submit updated elevations with all existing conditions noted on the plans.
- 2.) The Applicant will submit an updated site plan with lot coverage calculated.
- 3.) The Applicant will revise the proposed building material to meet the requirements of Sec. 16-20A.006 (A) (b)(1).
- 4.) The Applicant shall install cornerboards and trim, which match the original in profile and delineate the addition from the original house.
- 5.) Staff shall review, and if appropriate issue final approval of plans.

cc: Applicant  
Neighborhood  
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Jahnee Prince  
Commissioner

Doug Young  
Interim Director  
OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matt Adams, Interim Executive Director  
**ADDRESS:** 845 Rose Circle  
**APPLICATION:** CA3-24-017  
**MEETING DATE:** March 27<sup>th</sup>, deferred since February 28, 2024

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### FINDINGS OF FACT:

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

**Date of Construction:** 1930

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

**Project Components Subject to Review by the Commission:** Addition

**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:** In 2016, there was a review of the property with specifications on what were required. The house was sold in 2021.

### SUMMARY CONCLUSION / RECOMMENDATION:

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

## **ADDITION**

The proposed 810 sqft addition is not centered behind the existing structure. Instead, the Applicant has pushed it right passed the existing structure to line up with the wrap-around porch. Ideally, Staff would prefer the house to align directly behind the existing house. However, to do so would create a house that would increase the non-conformity. Staff do not have a problem with the current proposal.

Staff are not concerned with the proposed lot coverage or FAR. Both comply.

### ***Roof***

The proposed roof for the addition is a hip roof that will not supersede the existing roofline. Staff are not concerned with this proposal.

### **Windows**

District regulations states, “ New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.” The proposed windows are one-over-one single hung. The Applicant has not indicated what material of the proposed windows. What makes this proposal complex is the prior review-CA3-16-173, required the Applicant submit photos for the Staff to review before full window replacement. Staff are not certain if this occurred, however, looking at the photos provided, the windows appear to have been replaced with wood one-over-one single windows. Standing on this, Staff will not be concerned with the proposal of the windows for the new addition.

The rear windows are not in the purview of Staff.

### ***Siding***

The Applicant proposes a corner board between the existing and proposed work. Staff are in support of this demarcation. The Application has not stated the type of siding that will go on the addition. Cementitious siding on addition is permitted. Staff recommend the siding be smooth faced cementitious siding with a reveal from 4 to 6 inches.

### ***Foundation***

The Applicant has not indicated what type of foundation will be used. District regulation requires the foundation be masonry or concrete. Staff recommend the addition’s foundation be masonry, to consistent with the existing foundation on the house.

## **ALTERATIONS**

### ***Front Elevation and Side elevation***

The Applicant is not proposing changes to the front elevation per the plans, since sold in 2021. However, provided photos show the following repairs must be made to the existing house.

### **Porch railing**

While the porch railings are a two-part construction, the height is not in compliance. The required height shall be 33 inches. Staff recommend the railing come into compliance at a height of 33 inches.

### **Foundation**

A provided photo shows a masonry foundation. In sections, this foundation is covered with siding. This covering is extended to the front façade. Staff recommend the applicant remove the siding covering and repair in-kind the masonry foundation.

The front porch foundation appears to have been concrete. Right now, the back half of the front porch foundation is covered with what appears to be some form of iron plank. Staff recommend the Applicant continue the porch foundation with concrete to be consistent with the District regulations regarding porches.

### **Deck**

The Applicant has replaced the deck in the rear of the house. Staff are not concerned with this proposal.

### **SITE WORK**

#### ***Fence***

The proposed 6-inch chain link fence is not permitted. Only fences constructed of brick, iron, wood or metal pickets are allowed. Staff recommend the Applicant comply to the District regulation.

### **STAFF RECOMMENDATION: Approval with Conditions**

1. The siding material on the addition shall be smooth-faced cementitious with a reveal between 4 and 6, per Sec.16-20G.006(2)(d);
2. The front railing shall be 33 inches in height, per Sec.16-20G.006(9)(d);
3. The foundation shall be brick, per Sec.16-20G.006(5)(b);
4. The Applicant shall remove the siding covering on all the masonry foundation, per Sec.16-20G.006(5)(a);
5. The metal plank shall be removed on the foundation next to the concrete porch and the concrete foundation shall be extended where the metal plank, per Sec.16-20G.006(5)(a);
6. Fences shall be either brick, iron, wood or metal pickets, per Sec.16-20G.006(14)(a);
7. No masonry shall be painted, per Sec. 16-20.009 and
8. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant  
Neighborhood  
File





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Jahnee Prince  
Commissioner

Doug Young  
Interim Director  
OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matt Adams, Interim Executive Director  
**ADDRESS:** 987 Lawton  
**APPLICATION:** CA3-24-047  
**MEETING DATE:** March 27, 2024

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### **FINDINGS OF FACT:**

**Historic Zoning:** Historic Oakland City **Other Zoning:** R-4Aand/ Beltline

**Date of Construction:** 1947

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

**Project Components Subject to Review by the Commission:** Addition and Alterations

**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:** No, None Known

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

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

## **SCOPE OF WORK**

The Applicant proposes to construct an addition, do front porch alteration and build a rear deck addition.

## **PLANS**

While the setbacks are shown, the lot coverage and FAR are not. The FAR and lot coverage are important to ensure the addition complies. Staff recommend the Applicant show FAR and Lot Coverage on the final site plan.

## **ADDITION**

The Applicant had proposed an additional 950 sqft to the house for more livable space. The site plan and elevations show the addition will sit behind the existing house and roof ridge engages the existing roof ridge in a meaningful way to where it does not exceed it. The proposed roof material is shingle to match the existing. Staff are not concerned with this proposal.

### ***Siding***

The proposed siding material is listed as cementitious siding. District regulations permit cementitious siding on new construction and additions; however, the cementitious siding must be smooth faced. Staff also recommend the siding has a reveal matches the existing siding; from 4 to 6 inches.

### ***Windows***

The proposed window on the addition is shown as one-over-one on the left elevation and one single window on the right elevation. Staff are not concerned with the proposed windows, while not exact windows as the existing house, the proposed are similar style of the one over one, however without the muntins or mullions.

### ***Foundation***

The proposed foundation on the addition is listed an 8-inches CMU. Staff are not concerned with this proposal.

### ***Deck***

The proposed deck is not problematic. The deck will sit behind the house and will not exceed any setbacks.

## **ALTERATIONS**

### ***Front Porch***

The existing porch is a stoop with a gable roof. Research photos show construction not to be original to the house, so the reconstruction of the porch is not concerning particularly because the Applicant is proposing a stoop with a gable roof. Research indicates there are several gable roofs over stoops as well as shed roofs over stoops. The proposed stoop porch is consistent with an American Small house.

## **SITE WORK**

No sitework is being proposed.

**STAFF RECOMMENDATION: Approval with Conditions**

1. The siding reveal shall be between 4 to 6 inches, per Sec.16-20M.013(q);
2. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant  
Neighborhood  
File



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Jahnee Prince  
Commissioner

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 917 Springdale Road NE  
**APPLICATION:** CA3-24-051 & CA3-24-052  
**MEETING DATE:** March 27, 2024

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### FINDINGS OF FACT:

**Historic Zoning:** Druid Hills Landmark District      **Other Zoning:** N/A

**Date of Construction:** 1917

**Property Location:** East block-face of Springdale Road NE, south of the city boundary and the Springdale Road NE and The By Way NE intersection.

**Contributing (Y/N)?:** Yes

**Building Type / Architectural form/style:** Early 20<sup>th</sup> century Colonial Revival

**Project Components Subject to Review by the Commission:** New construction of a detached garage structure, minor repairs and replacements to the existing driveway (CA3-24-051); Variance request to reduce side yard setback (CA3-24-052)

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

**Relevant Code Sections:** Sec. 16-20B

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** Front portion of the lot is outside of the city of Atlanta boundary in unincorporated Dekalb County

**SUMMARY CONCLUSIONS / RECOMMENDATIONS (CA3-24-052):** Approval

**SUMMARY CONCLUSIONS / RECOMMENDATIONS (CA3-24-051): Approval**

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

**Variance (CA3-24-052)**

The Applicant is requesting a Variance to reduce the southern side yard setback per *Sec.16-20B.006(5)a.2.* from 25 feet to 13 feet.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The Applicant cites the topography of the site.

The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

The Applicant details the situation surrounding the current regulations and the accessory structures placement on the subject property, street, and overall neighborhood.

Such conditions are peculiar to the particular piece of property involved;

The Applicant cites the non-conformity of the previous accessory structure on the subject property, as well adjacent property's accessory structure non-conformities.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

The Applicant states that the proposed structure will not impair the intent of the Zoning Ordinance as it is meant to replace in-kind a previously existing non-conformity.

Additionally, the proposed structure will not be any closer to the property line than many existing adjacent non-conforming structures.

Based on research, it appears that the original placement of the detached garage on the lot has always been an abnormal placement that breaches district setback ordinances. Furthermore, several properties on the adjacent block face of the subject property have side yard setbacks ranging from 23 to 3 feet.

Staff concludes that the variance request is appropriate since it permits the garage placement on the lot to follow the traditional, original positioning of garages in the Druid Hills Landmark District and on Springdale Road. Therefore, Staff supports the requested Variance.

**Site work (CA3-24-051)**

The Applicant proposes to construct a detached garage in the rear yard of the principal structure. The proposed site work would consist of the construction of a new detached garage in the same location as a previously demolished detached garage, as well as minor repairs and replacements to the existing driveway.

The proposed accessory structure will serve as a garage and provide additional storage space at the rear. Attic space will remain unfinished on the second floor of the proposed accessory structure. The new structure will be clad in brick to match the color and texture of the principal building. Double-hung wood windows with a 6-over-6 lite pattern will be installed throughout the building, along with a cedar clad garage door.

CA3-24-052 for 917 Springdale Road NE

March 27, 2024

Page 3 of 3

Staff believes that the proposed garage would be compatible with both the architectural character of the principal structure and the Druid Hills Landmark District. As a result, Staff does not have any concerns with the current design of the proposal.

**STAFF RECOMMENDATION (CA3-24-052): Approval for Variance request, send a letter with comments to the Applicant.**

**STAFF RECOMMENDATION (CA3-24-051): Approval for site work, send a letter with comments to the Applicant.**

Cc: Applicant  
Neighborhood  
File



# CITY OF ATLANTA

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Commissioner

ANDRE DICKENS  
MAYOR

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

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Matt Adams, Executive Director

**ADDRESS:** 270 Berean Avenue SE

**APPLICATION:** CA3-24-055

**MEETING DATE:** March 27, 2024

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### FINDINGS OF FACT:

**Historic Zoning:** HC-20A, SA3

**Other Zoning:** Beltline

**Date of Construction:** 1920

**Property Location:** East side of Berean Avenue SE

**Contributing (Y/N)?:** Yes

**Building Type / Architectural form/style:** Shotgun

**Project Components Subject to Review by the Commission:** Addition

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

**Relevant Code Sections:** Sec. 16-20A

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** No

**SUMMARY CONCLUSION / RECOMMENDATION:** Deferral until the April 24, 2024 hearing of the Urban Design Commission

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

The Applicant proposes a rear addition to the existing house. There would be a full demolition of the existing rear of the house and an extension of the ridgeline to create the addition and a rear porch. No details have been provided for the proposed materials to be used on the addition. This is of particular concern as the existing house has distinctive channel siding which would need to be matched on the addition. Further the proposed doors depicted on the rear of the structure appear to be very contemporary in design and inconsistent with the requirements of the code. Clarity on the proposed delineation between the existing and proposed portions of the structure must also be made. The Applicant will submit specifications for all proposed materials to be used on the rear addition.

Staff also has major concerns regarding how many elements are depicted on the plans. There is a not a great deal of detail and Staff is particular concerned that the windows on the front elevation are not accurately depicted (they are six-over-six double-hung windows and are depicted on the plans as one-over-one), and it is not clear if full window replacement is proposed, and no evidence has been submitted supporting the need for replacement. In addition, the proposed fenestration on the addition is inconsistent with the character. The proposed narrow triple window on the right elevation and bank of three windows on the left elevation are both not appropriate to the historic house and must be removed. The Applicant will revise the proposed fenestration patterning to be more consistent with the historic character. The Applicant will clarify if window replacement is proposed. The Applicant will update the elevations to clearly depict all features present on the structure. The Applicant will utilize trim to clearly delineate between the existing and proposed portions of the side elevation.

Staff's greatest concerns with the proposed design are in regards to the roofline and the proposed rear porch. The existing house has a distinctive jerkinhead on the front and rear gable, which is not depicted on the front or rear elevation, it appears that the Applicant proposes to remove the front jerkinhead, and to continue the roofline, also obliterating the rear jerkinhead. Sec. 16-20.009 (2) requires, "The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible." Further, Sec. 16-20.009 (6-7) states, "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired."

The jerkinheads are a character defining feature of this structure and must be retained. The roofline of the proposed addition should be set below the existing roofline to retain the jerkinhead. The



Applicant will revise the proposed roofline to sit below the historic jerkinhead. The proposed rear porch is also of major concern. Sec. 16-20A.009 (12)(c) states, “Side and rear porches shall be permitted if appropriate to the house style.” The full height porch of contemporary design does not match the historic character or scale of the house. There is an existing non-historic deck, and it appears that the Applicant desires to replicate the proportions of this, but with a roof plane extension. The front of the property has a simple shed roof overhand, and Staff recommends revision of the proposed rear porch to be more modest in scale, with a vastly simplified profile and a roof which is not incorporated into the addition to further differentiate it. The rear porch would also need to conform to the requirements for porch design, including use of tongue-in-groove flooring, installed perpendicular to the rear façade and butt-jointed balustrades. Currently the proposal shows decking and wood and metal balustrades, neither of which meet the requirements of the zoning code. The Applicant will reduce the scale of the porch to have a roofline subordinate to the primary roofline of the addition. The Applicant will revise the porch design to utilize butt-jointed balustrades no taller than the window sills. The Applicant will revise the proposed porch design to utilize tongue-in-groove flooring installed perpendicular to the façade.

The Applicant also proposes an extension of the front stoop. The stoop appears to be in good condition based on the submitted photographs and Staff is not in support of the proposed extension. The Applicant will not expand the existing front porch.

**STAFF RECOMMENDATION: Deferral until April 24, 2024, to allow the Applicant to address the following:**

- 1.) The Applicant will submit specifications for all proposed materials to be used on the rear addition.
- 2.) The Applicant will revise the proposed fenestration patterning to be more consistent with the historic character.
- 3.) The Applicant will clarify if window replacement is proposed.
- 4.) The Applicant will update the elevations to clearly depict all features present on the structure.
- 5.) The Applicant will utilize trim to clearly delineate between the existing and proposed portions of the side elevation.
- 6.) The Applicant will revise the proposed roofline to sit below the historic jerkinhead.
- 7.) The Applicant will reduce the scale of the porch to have a roofline subordinate to the primary roofline of the addition.
- 8.) The Applicant will revise the porch design to utilize butt-jointed balustrades no taller than the window sills.
- 9.) The Applicant will revise the proposed porch design to utilize tongue-in-groove flooring installed perpendicular to the façade.
- 10.) Staff shall review, and if appropriate issue final approval of plans.

cc: Applicant  
Neighborhood  
File



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Jahnee Prince  
Commissioner

Doug Young  
Interim Director  
OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matt Adams, Interim Executive Director  
**ADDRESS:** 500 Hopkins  
**APPLICATION:** CA3-24-061  
**MEETING DATE:** March 27, 2024

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### **FINDINGS OF FACT:**

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

**Date of Construction:** 1912

**Contributing (Y/N)?**      **Building Type / Architectural form/style:** Craftsman Bungalow

**Project Components Subject to Review by the Commission:** Addition and 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:** The property was approved for an addition and alterations in 2023 from a pre-approval in 2021. In the process of renovation, the Applicant removed the entire front and the house collapsed. This is now considered a new build.

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

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

## **BACKGROUND INFORMATION**

This house was reviewed and approved in 2021 and 2023. Essentially, this is a new build to what was approved in 2021 and 2023.

## **PLANS**

While the setbacks are shown, the lot coverage and FAR are not spelled out. This is especially important to see if the covered parking pad will comply. Staff recommend the Applicant spell and show FAR and Lot Coverage preferably on the final site plan.

## **ADDITIONS**

The Applicant had proposed an additional 986 sqft of livable space in the basement in 2021 and 2023. This is still the Applicant intentions. As before, Staff are not concerned with this proposal if lot coverage and FAR are met.

## **PROPOSAL**

### ***Roof***

The original roof line on the house was a double gable front and ending gable in the rear with 8/12 pitch. The ridge of the addition tucks under the existing roofline 6 inches. It appears the Applicant plans to implement the same roof form. Staff are not concerned with this proposal as it was approved prior.

On the original side elevations, the roof rafters were exposed. The Applicant has also shown this on the plans. Staff are not concerned with this proposal.

The siding material in the gables is shake or some form of shake. The Applicant is indicating shake shingle for the new build. Staff are not concerned with this proposal.

There were two brick masonry chimneys on the house. The Applicant has indicated the two chimneys will be retained. Staff are not concerned with the proposal. However, recommends, the notation on the new plans read, "new masonry chimneys are proposed" and those new chimneys must be in the location of the previous chimneys. Since the existing chimneys have been removed it will be essential that the contractors understand new chimneys are to be constructed. The notation should help eliminate any confusion in the field.

### ***Roof Brackets and exposed rafters***

In the gables, wood brackets are shown, and the exposed rafters are shown on the plans. This is not problematic for Staff; the brackets were approved in the 2021-2123 plans.

### ***Dormers***

The Applicant still proposes three dormers with a pitch of 3:12: two on the left elevation and one on the right elevation. The dormers engage the roofline in a meaningful way by not being too large or having an imposing massing. The surrounding siding material is shake. The same dormers were approved in 2021 and 2023. Staff are not concerned with the proposal.

***Siding***

The original siding on the house was wood. The Applicant indicates the siding will be replaced with wood to match with the same reveal. Staff are not concerned with this proposal.

The demarcation to separate the existing house from the addition is still recommended however, may be a moot point, since this now considered a new build.

***Front Porch***

The Applicant proposes porch orientation approved in 2021 and 2023 with the brick columns shall be installed. The porch railings with the two-part construction, no higher than the lower sill of the front window also shall be installed; and what appears to be concrete porch flooring and steps. Staff are not concerned with this proposal.

***Windows***

The Applicant proposes retaining the original windows openings as indicated in 2021 and 2023. All windows shall be wood and have the same windows patterns as seen in the April 2012 photo. This is inclusive of the windows on all the gables. Staff are not concerned.

***Front door***

As before the original front door configuration had side lights. The Applicant is showing the door with side lights. Additionally, the Applicant shows the door has a rectangular light configuration and has a written note indicating a new wood door. Staff are not concerned about this proposal.

**SITE WORK**

***Deck***

The Applicant proposes a 315-sf deck in the rear of the house. Staff are not concerned with this proposal.

**STAFF RECOMMENDATION: Approval with Conditions**

1. On the final site plan, the FAR and lot coverage shall be listed per Sec.16-20.009
2. The note shall be added to elevations that states, “new masonry chimneys are proposed” and those new chimneys must be in the location of the previous chimneys”, per Sec.16-20.009
3. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant  
Neighborhood  
File



# 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  
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Jahnee Prince  
Commissioner

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 683 Hill Street SE  
**APPLICATION:** CA3-24-057  
**MEETING DATE:** March 27, 2024

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District      **Other Zoning:** R-5

**Date of Construction:** 1905 (Staff records cited a 1905 City Directory)

**Property Location:** West block-face of Hill Street SE, south of intersection of Hill Street SE and Georgia Avenue SE

**Contributing (Y/N)?:** Yes

**Building Type / Architectural form/style:** Early 20<sup>th</sup> century foursquare

**Project Components Subject to Review by the Commission:** Subdivision of a single residential lot into two residential lots

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

**Relevant Code Sections:** Sec. 16-20 & Sec. 16-20K

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Approval

CA3-24-057 for 683 Hill Street SE  
March 27, 2024  
Page 2 of 2

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

The Applicant proposes to subdivide the property lot located at 683 Hill Street SE into two lots. As stated by the Applicant, the proposal is intended to conform more closely to the typical historic platting patterns associated with the street and Grant Park Historic District.

According to research conducted by Staff, the existing lot conformation has always been an anomaly within the Grant Park Historic District. Based on a 1911 Sanborn Map and a 1925 City Map, the lot has always been irregular to the district lot patterns. However, it has been subdivided several times since the early 20th century. Staff finds that the proposed lot subdivision corresponds more closely to the historic platting patterns.

Based on the site plan provided, Staff determines that the work is in compliance with both Grant Park and R-5 Zoning Ordinances. Accordingly, Staff does not have any concerns regarding the proposed design as it stands.

**STAFF RECOMMENDATION: Approval, send a letter with comments to the Applicant.**

Cc: Applicant  
Neighborhood  
File



# CITY OF ATLANTA

ANDRE DICKENS  
MAYOR

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Jahnee Prince  
Commissioner

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 169 Huntington Road NE  
**APPLICATION:** RC-24-140  
**MEETING DATE:** March 27, 2024

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### FINDINGS OF FACT:

**Historic Zoning:** Brookwood Hills Conservation District      **Other Zoning:** R-4

**Date of Construction:** 1925

**Property Location:** East block-face of Huntington Road NE, south of Palisades Road NE and Huntington Road NE intersection.

**Contributing (Y/N)?:** Yes

**Building Type / Architectural form/style:**

**Project Components Subject to Review by the Commission:** Removal of portion of existing rear driveway and stone patio, adding new concrete to form driveway for access to rear of the house

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

**Relevant Code Sections:** Sec. 16-20

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Send a letter with comments from Commission to the Applicant

RC-24-140 for 169 Huntington Road NE

March 27, 2024

Page 2 of 2

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

The Applicant proposes to remove a portion of the existing rear driveway and stone patio at the rear of the house. New concrete will be laid to provide access to the rear of the house.

Staff finds that the work would be minimally visible from the public ROW, and therefore would not detract from the historic value of the home. As such, Staff has no concerns with the proposal.

**STAFF RECOMMENDATION: Send a letter with comments to the Applicant.**

Cc: Applicant  
Neighborhood  
File