



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
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 2693 Washington Street
APPLICATION: CA2-24-142
MEETING DATE: June 12th deferred since May 8, 2024

FINDINGS OF FACT:

Historic Zoning: Historic Collier Heights **Other Zoning:** R-4

Date of Construction: 1955

Property Location: Corner of Ozburn Road and Washington Street

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

Project Components Subject to Review by the Commission: Exterior

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec.16-20Q

Deferred Application (Y/N)? NO

Previous Applications/Known Issues: Stop Work Order placed 11/28/23 for working taking place without a permit; brick has been painted.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with Conditions.

SCOPE

The scope of work for this proposal is replacement of windows, replacement of side entry door and painting of unpainted masonry.

ALTERATIONS

Windows

The original windows on the house were either aluminum clad or wood. District regulations, states “replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size.” The current replacement windows are one-over-one vinyl. Staff recommend the Applicant install aluminum clad or wood to the District’s regulations.

Side Entry Door

The photos sent of the doors reflect doors that do need replacing. As with windows, the District’s regulation states, “replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size.” From the one photo, it appears the Applicant has kept the distinctive screen door which was definitive of houses during this period. Staff are not concerned with this proposal.

Painted Brick

The Applicant has painted the unpainted masonry (brick siding) which is not permitted. Staff recommend the Applicant remove the paint in a manner that will not be harmful to the brick. Sandblasting is not permitted.

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

STAFF RECOMMENDATION: Approval with Conditions.

1. The Applicant shall install aluminum clad or wood windows to comply to the District regulations, per Sec.16-20Q.006(2)(c)
2. The paint shall be removed in a manner that is not harmful to the brick. Sandblasting is not permitted, per Sec.16-20Q.005(1)(iv)(v) and
3. Staff shall review and if appropriate, approve the final plans and documentation.

Cc: Applicant
Neighborhood
File



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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 2041 Delano Drive
APPLICATION: RC-24-189
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** N/A

Date of Construction: N/A

Property Location: Corner of Ridgedale Road and Kirkwood Road

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

Project Components Subject to Review by the Commission: Alterations of City Park

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 CONCLUSIONS / RECOMMENDATIONS: Provide Comments at the Urban Design Commission

SCOPE OF WORK

City of Atlanta Department of Parks and Recreation is initiating improvements of the Bessie Branham Park which will include updating the entrance at Ridgedale Road and Kirkwood Road; renovating a treehouse and deck; improvement of drainage system; planting trees; playground

RC-24-189 for 2041 Delano Drive
June 12, 2024
Page 2 of 2

renovation; adding a pavilion; adding new sidewalks; some planting and renovation of the softball field at the park.

Staff have reviewed the listed proposed work and support what has been stated.

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

STAFF RECOMMENDATION: Provide Comments at the Urban Design Commission.

Cc: Applicant
Neighborhood
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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 495 Oakland Avenue SE
APPLICATION: CA3-24-195
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

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

Date of Construction: 1930's

Property Location: Southwest corner lot of Oakland Avenue SE and Sydney Street SE intersection

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Craftsman bungalow

Project Components Subject to Review by the Commission: Removal of a portion of the roof on a non-historic rear addition, addition of rear roof dormer, replacement of asphalt shingles, installation of skylights

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

Relevant Code Sections: Sec. 16-20K.

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with Conditions

CA3-24-195 for 495 Oakland Avenue SE

June 12, 2024

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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 demolish portions of the roof of a non-historic rear addition and install a shed-style dormer roof addition. Additionally, the applicant proposes to replace the roof's existing asphalt shingles with in-kind asphalt shingles and install two skylights to the roof along the right elevation. As in-kind replacement of asphalt shingles in the district would be considered ordinary repair and maintenance, Staff are not concerned with that component of the proposal.

Located on a corner lot, the subject property is fronted by Oakland Avenue SE and faces Sydney Street SE on the right side. A non-historic rear addition was constructed at some point along the rear of the subject property, resulting in a change in the roof form. The proposed addition of a dormer roof appears more consistent with the entire existing contributing structure and seems to reinforce its historic architectural character. Staff concludes that the proposed addition would not destroy historic materials that characterize the property and that the plans are compliant with the Grant Park Historic District regulations.

However, with regard to the two proposed skylights along the right elevation roof, *Sec. 16-20K.007.(2)(B)12.* of the district regulations states, "When practical, skylights should be located where least visible from the public street. If skylights are visible from the public street, the glass shall be tinted to match the surrounding roof area." Because the right elevation faces Sydney Street SE, the proposed skylights would be visible from the public street. To comply with district guidelines, the Applicant shall update the existing plans to demonstrate that the skylights proposed on the right elevation roof of the building are tinted to match the surrounding roof area.

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall update the existing plans to demonstrate that the skylights proposed on the right elevation roof of the building are tinted to match the surrounding roof area.

Cc: Applicant
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Commissioner

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Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 100 Flat Shoals Avenue
APPLICATION: RC-24-201
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** N/A

Date of Construction: N/A

Property Location: West of Wylie and east of Manigault

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

Project Components Subject to Review by the Commission: Renovation of Playground

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

Relevant Code Sections:

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Provide Comments at the Urban Design Commission

SCOPE OF WORK

City of Atlanta Department of Parks and Recreation with the assistance of Park Pride is initiating improvements of the playground at Lang Carson Park which will include the removal and replacement of updated playground equipment; removal of wood mulch and replacing with stone

RC-24-201 for 100 Flat Shoals Ave
June 12, 2024
Page 2 of 2

subbase to assist with drainage; and adding new IPEMA certified wood mulch over the new stone subbase.

Staff have reviewed the listed proposed work and support what has been stated.

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

STAFF RECOMMENDATION: Provide Comments at the Urban Design Commission.

Cc: Applicant
Neighborhood
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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 541 Oakland Avenue
APPLICATION: CA3-24-209
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

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

Date of Construction: New Construction

Property Location: Corner of Oakland Avenue and Orleans

Contributing (Y/N)? No, **Building Type / Architectural form/style:** Duplex-New Constructions

Project Components Subject to Review by the Commission: Variance

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec.16-20K

Deferred Application (Y/N)? No

Previous Applications/Known Issues: None, known.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval

VARIANCE REQUEST: To increase the allowable half-depth front setback along Orleans street to 16.4 feet.

VARIANCE QUESTIONNAIRE:

1. What are the extraordinary and exceptional conditions pertaining to the piece of property?

The Applicant replies, “The block face contains no corner lots on which to apply the compatibility rule for half-depth front setbacks (the house at the southern end of the block face faces Milledge Avenue). Two contributing structures exist on the Oakland/Orleans intersection at 384 Orleans and 530 Oakland with 3.6' and 6.2' half-depth front setbacks, respectively. The subject property is nearly square in shape, whereas the other nearby corner lots are rectangular, with narrower and deeper boundaries. The subject property sits approximately 12' above the intersection, with existing retaining walls along the frontage ranging from 4' to over 5' in height, whereas other nearby corner lots are much closer to street grade.”

2. Application of the Zoning Ordinance creates an unnecessary hardship?

The Applicant states, “Strict application of the half-depth front setback requirement would necessitate moving the proposed structure north more than 10', resulting in a condition where the structure would "loom over" Orleans Street due to the unique topographical conditions. This would also create a blind driveway condition when backing out of the garages, creating a potential hazard for pedestrians.”

3. What peculiar conditions pertain to this property?

The Applicant echoes “ The property is an unusual shape, being nearly square, and has topography atypical of other nearby corner lots, with a buildable area approximately 12' above the intersection.”

4. If granted how would this not cause substantial detriment to the public good or the intent of the Zoning Ordinance?

Applicant answers, “Allowing for a larger half-depth front setback along Orleans will not cause substantial detriment, but rather will enhance the public good by preventing the structure from "looming over" Orleans Street, and by preventing a blind driveway condition, eliminating a potential hazard for pedestrians. It will not impair the intent of the Grant Park Historic District regulations, but rather will meet the intent, specifically "To ensure harmony and compatibility of visual qualities and spatial relationships that exist between buildings, and between buildings and the street, throughout the district.".”

STAFF RESPONSE:

The Applicant has provided information to support the variance proposal allowing an increase in the half-depth front setback along Orleans to 16.4 feet. The unusual configuration of the lot; the lack of corner lots for relevance of the compatibility comparison; along with applying the front setback requirement creating an unsafe condition thus increasing a substantial detriment to the public convince Staff that supporting the variance is necessary.

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

STAFF RECOMMENDATION: Approval

Cc: Applicant
Neighborhood

CA3-24-209 Variance
June 12, 2024
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File



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Commissioner

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 541 Oakland Avenue
APPLICATION: CA3-24-208
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

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

Date of Construction: New Construction

Property Location: Corner of Oakland Avenue and Orleans

Contributing (Y/N)? No, **Building Type / Architectural form/style:** Duplex-New Constructions

Project Components Subject to Review by the Commission: New Construction

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec.16-20K

Deferred Application (Y/N)? No

Previous Applications/Known Issues: None, known.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval

DEVELOPMENT

From a replat in 2019, the proposed development is for duplexes, each 3772 sft. Each unit will have two stories with a basement that will not be calculated in the FAR. The rear and front setbacks are being met. One side's setback is conforming and there is a variance request for the other, which

Staff support. Staff are not concerned with the development of the proposal or massing on the proposed house.

ARCHTECTURAL STANDARDS

Roof Form

The proposed roof complies with a gable front and hip extension with asphalt shingles. Staff are not concerned with the proposal.

The pitch is proposed for 6/12; eave brackets along with frieze trim and corner trim with trim band with drip cap is proposed. Staff are not concerned with the roof form, pitch, and other house architectural elements.

Height and Foundation.

The proposed height measured from the first floor to the upper ceiling is 19ft. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two entrance step risers, each of which shall be no less than six inches in height. All front steps shall have closed risers and closed ends. Staff are not concerned with the proposals. The height is below 35 ft and the plans have shown the house is being proposed on the required foundation.

The foundation has parge coat stucco. Staff are not concerned with the height and foundation.

Garages

With the duplexes being on a half-depth, the two-side entry garages are for a single car entry for each unit as required. Staff are concerned with the proposal.

Decks

Each unit demonstrates a rear deck from breakfast and family room on the main level. Staff are not concerned with this proposal.

Chimneys

Each chimney is oriented to the grade as required with a metal chimney cap, brick veneer. Staff are not concerned with this proposal.

Fenestration Patterns

Staff are not concerned with the fenestration of the house.

Siding

The proposed siding is horizontal smooth-faced cementitious siding with a 5- inch reveal as well as 7-1/4 reveal. The difference reveals give a nice design element yet still complies with the District regulations. Staff are not concerned with the siding proposal.

Windows

The proposed windows three over one wood with simulated divided lights with permanently affixed exterior muntin's with 5 4x6 wood trim with drip caps. Staff are not concerned with the proposal.

CA3-24-208 for 541 Oakland Avenue
June 12, 2024
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Porch

Both units will have full porches with two-part railings with 36 inches guardrails. The porches are proposed with 8x8 wood box columns, P.T. wood porch floor, with wood porch beams. Staff are not concerned with the porch proposal.

SITE WORK

Retaining Wall

The Applicant proposes a new 3ft retaining wall on the Orleans Street due to the existing wall being dilapidated. Staff are not concerned with the proposal.

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

STAFF RECOMMENDATION: Approval

Cc: Applicant
Neighborhood
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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 800 Cherokee Avenue SE (Zoo Atlanta)
APPLICATION: RC-24-213
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

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

Date of Construction: N/A

Property Location:

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: Zoo Atlanta

Project Components Subject to Review by the Commission: Renovation of existing lion habitat

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: The Commission has reviewed multiple applications at this address in the past given the complex programming of the site

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Confirm the delivery of comments at the meeting.

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

The Applicant proposes to renovate the existing lion habitat at Zoo Atlanta. The project includes the replacement of the simba (lower) viewing roof and glass, the creation of a middle viewing area with glass windows and the expansion of the habitat on the exhibit side. Additional changes will consist of life safety enhancements to the upper viewing area and improved keeper access. Improvements to the lion habitat will include a new water feature, drinking areas, vegetation and grass, as well as shady areas and warming zones.

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 because it incorporates necessary safety improvements and modifications to the lion habitat for the benefit of visitors, employees, and the animals themselves. As such, Staff is supportive of the proposal.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Confirm the delivery of comments at the meeting.

Cc: Applicant
File



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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Matt Adams, Executive Director

ADDRESS: 713 Wylie Street SE

APPLICATION: CA2-23-214

MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: HC-20A, SA3

Other Zoning: Beltline

Date of Construction: circa 1911

Property Location: East side of Wylie Street SE

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: New South Cottage

Project Components Subject to Review by the Commission: Fence & Site Work

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: Yes, 23CAP-00001293

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

CA2-24-214 713 Wylie Street SE

June 12, 2024

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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 received a stop work order 23CAP-00000489 on August 29, 2023, for unpermitted construction of a fence. This fence was wood framed, with repurposed sheet metal panels. This fence did not meet the requirements of the zoning code. The Applicant proposes to replace the non-compliant fence with a 4-foot wooden picket fence, which Staff finds meets the requirements of Sec. 16-20A.006 (18). In addition to the fence, the Applicant proposes repaving of a driveway and walkway with crushed stone. The Applicant has not included an updated site plan regarding the dimensions of the proposed paving. The Applicant shall submit an updated site plan.

STAFF RECOMMENDATION: Approval with the Following Conditions:

- 1.) The Applicant will submit an updated site plan.
- 2.) Staff shall review, and if appropriate issue final approval of plans.

cc: Applicant
Neighborhood
File



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Commissioner

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Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 406 East Rhinehill Road
APPLICATION: RC-24-218
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** N/A

Date of Construction: N/A

Property Location: West of Brown Mills Road

Contributing (Y/N)? N/A **Building Type / Architectural form/style:** Urban Food Forrest

Project Components Subject to Review by the Commission: Improvements of Urban Food Forrest

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 CONCLUSIONS / RECOMMENDATIONS: Provide Comments at the Urban Design Commission

SCOPE OF WORK

The City of Atlanta Department of Parks and Recreation(DPR) is initiating improvements of Urban Food Forrest at Browns Mills which includes an outdoor learning area; improving ADA accessible parking; adding reading nooks, kids gardens and landscape improvements.

RC-24-218 for 406 Rhinehill Road
June 12, 2024
Page 2 of 2

Staff have reviewed the listed proposed work and support what has been stated.

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

STAFF RECOMMENDATION: Adopt the comments at the Urban Design Commission.

Cc: Applicant
Neighborhood
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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 717 Kalb Street SE
APPLICATION: CA3-24-219 & 220
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District, Subarea 1

Other Zoning: R-5

Date of Construction: 1925 (existing), n/a New Construction

Property Location: South side of Kalb Avenue SE.

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

Building Type / Architectural form/style: Bungalow

Project Components Subject to Review by the Commission: Subdivision (CA3-24-219),
New Construction (CA3-24-220)

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

Relevant Code Sections: Sec. 16-20K

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: Yes, CA2S-24-221, for construction of a new ADU
behind the existing contributing structure on the 717 lot.

SUMMARY CONCLUSION / RECOMMENDATION: Approval, Approval with
Conditions

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

CA3-24-219: Subdivision of the existing parcel (14 00210005025) at 717 Kalb Street SE

The Applicant proposes subdivision of parcel 14 00210005025 into two lots. Staff finds that the proposed lot width for the newly subdivided lot (42 feet) is consistent with the historic pattern of lot sizes on the block face, as 717 appears to have been a double-width lot. Staff finds that the proposed subdivision meets the requirements of Sec. 16-20K.006 (5) and conforms to the historic plating pattern in the district with regard to lot size, dimensions, and configurations.

STAFF RECOMMENDATION: Approval

CA2-24-220: New Construction of a Duplex on the newly created subdivided lot 717 Kalb Street SE

The Applicant proposes construction of a new duplex on the subdivided lot. The proposed duplex would be front gabled with an overall height of 27 feet 11 5/8 inches at the street elevation, increasing to 37 feet in height due to the grade change on the property. Further, the proposed new construction duplex would only have a front yard setback of 15 feet, due to the extreme corner angle of the lot, Staff is not concerned with this as it is a necessary adjustment to accommodate the position on a curve in the lot. Staff has several concerns with the proposal. Board-and-batten siding is proposed. Per Sec. 16-20K.007 (2)(15)(c), "Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited." Board-and-batten siding does not meet the requirements of the zoning code. The Applicant shall revise the proposed siding materials to meet the requirements of Sec. 16-20K.007 (2)(15)(c). Staff would further note that no details are given regarding the elements proposed for the porch. These elements should be consistent with those elements which would match the historic character of the neighborhood, specifically the balustrades and porch flooring. The Applicant shall clarify the specific materials proposed for use on the structure which will be visible from the public right-of-way; including windows, balustrades, flooring, and ceiling materials.

Further, two new duplexes are proposed on the street, the other located on the 703/705 lot (addressed under application CA3-24-222). The duplexes appear to be identical, with not even the street numbers changed on the proposed elevations. In the interest of not substantially replicating the appearance of structures in such close proximity on the block face, Staff recommends differentiating the structures through varying architectural elements, fenestration patterning, and massing of elements on the street-facing façade. The Applicant shall make changes to the overall architectural elements on the street-facing façade to differentiate the structure from the new construction duplex at 703 Kalb Street SE.

STAFF RECOMMENDATION: Approval with the following conditions:

- 1.) The Applicant shall revise the proposed siding materials to meet the requirements of Sec. 16-20K.007 (2(15)(c).
- 2.) The Applicant shall clarify the specific materials proposed for use on the structure which will be visible from the public right-of-way; including windows, balustrades, flooring, and ceiling materials.
- 3.) The Applicant shall make changes to the overall architectural elements on the street-facing façade to differentiate the structure from the new construction duplex at 703 Kalb Street SE.
- 4.) Staff shall review, and if appropriate, issue final approval of the proposed plans.

cc: Applicant

Neighborhood

File



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MAYOR

DEPARTMENT OF CITY PLANNING
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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 703/ 705 Kalb Street SE
APPLICATION: CA3-24-222
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District, Subarea 1

Other Zoning: R-5

Date of Construction: New Construction

Property Location: South side of Kalb Avenue SE.

Contributing (Y/N)?: n/a

Building Type / Architectural form/style: n/a

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. 16-20K

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/a

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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

The Applicant proposes construction of a new duplex on the lot, which would be consolidated under a separate application. The proposed duplex would be front gabled with an overall height of 27 feet 11 5/8 inches at the street elevation, increasing to 37 feet in height due to the grade change on the property. Further, the proposed new construction duplex would only have a front yard setback of 15 feet, due to the extreme corner angle of the lot, Staff is not concerned with this as it is a necessary adjustment to accommodate the position on a curve in the lot. Staff has several concerns with the proposal. Board-and-batten siding is proposed. Per Sec. 16-20K.007 (2(15)(c), “Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.” Board-and-batten siding does not meet the requirements of the zoning code. The Applicant shall revise the proposed siding materials to meet the requirements of Sec. 16-20K.007 (2(15)(c). Staff would further note that no details are given regarding the elements proposed for the porch. These elements should be consistent with those elements which would match the historic character of the neighborhood, specifically the balustrades and porch flooring. The Applicant shall clarify the specific materials proposed for use on the structure which will be visible from the public right-of-way; including windows, balustrades, flooring, and ceiling materials.

Further, two new duplexes are proposed on the street, the other located on the 717 lot (addressed under application CA3-24-220). The duplexes appear to be identical, with not even the street numbers changed on the proposed elevations. In the interest of not substantially replicating the appearance of structures in such close proximity on the block face, Staff recommends differentiating the structures through varying architectural elements, fenestration patterning, and massing of elements on the street-facing façade. The Applicant shall make changes to the overall architectural elements on the street-facing façade to differentiate the structure from the new construction duplex at 717 Kalb Street SE.

STAFF RECOMMENDATION: Approval with the following conditions:

- 1.) The Applicant shall revise the proposed siding materials to meet the requirements of Sec. 16-20K.007 (2(15)(c).
- 2.) The Applicant shall clarify the specific materials proposed for use on the structure which will be visible from the public right-of-way; including windows, balustrades, flooring, and ceiling materials.
- 3.) The Applicant shall make changes to the overall architectural elements on the street-facing façade to differentiate the structure from the new construction duplex at 717 Kalb Street SE.
- 4.) Staff shall review, and if appropriate, issue final approval of the proposed plans.

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: 2572 Lindbergh Lane NE
APPLICATION: RC-24-224
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** SPI-15 SA9

Date of Construction: N/A

Property Location: Northwest corner block face at intersection of Lindbergh Lane NE and Morosgo Drive NE

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: Parking garage

Project Components Subject to Review by the Commission: Public art installation

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

Relevant Code Sections: Sec. 6-4043

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Confirm the delivery of comments at the meeting.

RC-24-224 for 2572 Lindbergh Lane NE
June 12, 2024
Page 2 of 2

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

The Applicant proposes to paint a mural along the north, south, and east elevations of the Sidney Marcus Marta parking deck. The painted sections will not include any branding or advertisement and will only contain geometric patterns aimed at beautifying the existing structure. A three-tone orange color scheme will be used. All colors will be flat and non-reflective.

Staff does not have any concerns regarding the painting of the exterior infrastructure and finds that the proposed mural would enhance the public's enjoyment as well as provide a sense of vibrancy to the structure. Staff supports this proposal.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Confirm the delivery of comments at the meeting.

Cc: Applicant
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: 550 Morosgo Drive NE
APPLICATION: RC-24-225
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** SPI-15 SA9

Date of Construction: N/A

Property Location: Southwest corner block face at intersection of Morosgo Drive NE and Lindbergh Lane NE

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: Parking garage

Project Components Subject to Review by the Commission: Public art installation

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

Relevant Code Sections: Sec. 6-4043

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Confirm the delivery of comments at the meeting.

RC-24-225 for 550 Morosgo Drive NE

June 12, 2024

Page 2 of 2

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

The Applicant proposes to paint a mural along the north, south, and east elevations of the Sidney Marcus Marta parking deck. The painted sections will not include any branding or advertisement and will only contain geometric patterns aimed at beautifying the existing structure. The color scheme will consist of three shades of grey and one shade of white. All colors will be flat and non-reflective.

Staff does not have any concerns regarding the painting of the exterior infrastructure and finds that the proposed mural would enhance the public's enjoyment as well as provide a sense of vibrancy to the structure. Staff supports this proposal.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Confirm the delivery of comments at the meeting.

Cc: Applicant
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: 929 Charles Allen Dr. (Midtown High School)
APPLICATION: RC-24-310
MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: N/A

Other Zoning: R-5 / Beltline.

Date of Construction: 1925 with additions/renovations performed in the 1930's, 50's, and 70's.

Property Location: The school facilities comprise the entire block created by Charles Allen Drive, 8th Street, Monroe Drive, and 10th Street

Contributing (Y/N)?: No

Building Type / Architectural form/style: Institutional/Educational

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. 6-4043

Deferred Application (Y/N)?: No.

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Confirm the delivery of comments.

RC-24-310 for 929 Charles Allen Drive

June 12, 2024

Page 2 of 2

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

The project involves the removal of existing gravel paving and the installation of new asphalt paving in the same footprint. The area of work is south of the athletic fields which are located on the east side of the campus. The subject area is utilitarian in both design and function and is situated such that it is only partially visible from the public ROW along 8th Street. In general, Staff has no concerns with the proposal as designed.

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

Cc: File



CITY OF ATLANTA

JAHNEE PRICE
Commissioner

ANDRE DICKENS
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, Executive Director

ADDRESS: 1140 North Avenue NE

APPLICATION: CA3-24-215

MEETING DATE: June 12, 2024

FINDINGS OF FACT:

Historic Zoning: Poncey Highland Historic District, Subarea 1 **Other Zoning:** Beltline

Date of Construction: n/a

Property Location: North side of North Avenue NE.

Contributing (Y/N)?: n/a

Building Type / Architectural form/style: Stacked Flat

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. 16-20V

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. 16-20V of the Zoning Ordinance of the City of Atlanta.

The historic stacked flats at 1140 North Avenue NE were destroyed by fire in April of 2023. The Applicant proposes reconstruction of the apartments under Sec. 16-20V.005 (6), which states:

“Rebuilding of detached house, stacked flat, townhouse, and carriage house building types. After a partial or complete destruction of an entire structure or any portions of a detached house, stacked flat, townhouse, or carriage house building type due to fire, tree fall damage, or other un-intentional causes, for the purposes of zoning compliance, the previously existing structure or portion of structure may be rebuilt to its previously existing exterior condition in all respects, including but not limited to height, setbacks, location, lot coverage, building components, architectural elements, and general design. If the structure or portions of a structure are not rebuilt to their previously existing exterior condition, all aspects of the new structure or new portions of an existing structure must meet the District regulations and all other applicable Zoning Ordinance regulations.”

Staff has reviewed the submitted plans and determined that the proposed reconstruction does not meet the requirements of Sec. 16-20V.005 (6), in several aspects including roof form, pitch, siding material, fenestration, and other architectural elements. As such, Staff has reviewed the proposed plan under the requirements of the applicable zoning code for new construction in Subarea 1 of the Poncey Highland Historic District.

The proposed building form of stacked flats would be permitted by Sec. 16-20V.011 (4). The proposed floor area ratio (FAR) of 23,112 square feet greatly exceeds the maximum allowable far per the zoning code, which allows for a maximum of 0.5 FAR. Likewise, while lot coverage is not calculated on the site plan, given the proposed FAR, the proposed project exceeds the maximum allowable lot coverage for lots above 9,000 square feet which is 50%. The proposed setbacks, od a 10-foot front yard setback, 7 foot side yard setbacks, and a 46 foot rear yard setback does meet the requirements of the zoning code. Staff cannot determine the remaining factors without submission of compatibility data. As the stacked flats were the only contributing structures on the block face, and no additional compatibility data has been submitted for an alternate block face, Staff cannot comment on how the proposed elements of the architectural design meet the remaining requirements of the zoning code including; architectural style, materials, elements and ornamentation, fenestration, foundation, roof form, and pitch. The Applicant shall revise the proposed plan to meet the requirements of Sec. 16-20V.005 (6), to reconstruct the proposed flats to the exact conditions present at the time of the fire. If the Applicant elects not to do this, additional materials may be submitted to Staff as evidence of how the proposed design is in compliance with Sec. 16-20V.008 for new construction in Subarea 1.

STAFF RECOMMENDATION: Approval with the following conditions:

- 1.) The Applicant shall revise the proposed plan to meet the requirements of Sec. 16-20V.005 (6), to reconstruct the proposed flats to the exact conditions present at the time of the fire.
- 2.) Staff shall review, and if appropriate, issue final approval of the proposed plans.

cc: Applicant

Neighborhood

File



CITY OF ATLANTA

Andre Dickens
MAYOR

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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: June 12, 2024 , deferred since March 27, 2024

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.

EDITS in RED for June 12th

SCOPE OF WORK

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

Staff have learned of the added work, reflecting it in this staff report, shown in RED.

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.

Floor plans and Exterior elevations

The floor plans and exterior elevations do not match exactly. Staff recommend the Applicant

Chimney

The Applicant negated to show the chimney on both the existing and proposed. Staff recommend the chimney be shown in its respective locations and be retained in both locations.

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.

Staff recommendation has changed somewhat. The cementitious siding for the addition does not bother Staff. The recommendation for the 4-to reveal, still stands. Staff would reason the original siding would be wood. Staff recommend if that original on the existing house need repair or replace in-kind to match the original siding after Staff review photos.

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.

Research has shown that the full-size windows double hung wood windows not 1/1 as Staff originally thought. An unauthorize change happened some time back. On the left

elevations, the 3/1 are not shown. Staff recommendations for windows have changed and are as follows: Staff recommend that all original shape, size and style should be retained.

Trim

All original trim shall be retained or repaired in-kind.

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.

The railing on the front porch shall be a two-part butt-joined construction with no higher than the bottom of the windowsill.

SITE WORK

Driveway

The Applicant has not indicated doing anything to the driveway, however, Staff does recommend if the Applicant decides to repair or replace the driveway, the comply with the District regulations which states, the Drive up to 10ft minus the flair and extend back 20 feet pass the front house.

Sidewalk

The Applicant is required to install a sidewalk according to District regulations. Staff recommend the sidewalk comply to the District regulation which states, “ The sidewalk shall be the same width as the sidewalk on abutting properties or it shall be the width otherwise required by city ordinance, whichever is greater. If no sidewalk exists in the block, the new sidewalk shall not be less than six-feet wide. The compatibility rule shall apply to sidewalks paving materials. If no sidewalk paving material predominates in the block, the sidewalk shall be constructed of the historically accurate material for that block, either hexagonal pavers, concrete inlaid with hexagonal imprint, or brick.”

Walkway

The Applicant has not indicated or shown on the plans. Staff recommend the Applicant show or provide a walkway from the front entry to the sidewalk.

STAFF RECOMMENDATION: Approval with Conditions

1. FAR and lot coverage shall be listed on the site plan, per Sec.16-20M;
2. The interior elevations along with the exterior elevations shall match, per Sec.16-20M;
3. The chimney shall be shown on the existing and proposed elevations, and shall be retained, per Sec.16-20M.013(2)(k);
4. The cementitious siding reveal shall be between 4 to 6 inches, per Sec.16-20M.013(q);
5. The original wood siding shall be repaired or replaced in-kind after Staff review, per Sec.16-20M.013(q);
6. All windows shall be depicted accurately on the existing and proposed plans, per Sec. 16-20M013(0);
7. The full-sized windows are double hung and wood and 6/6 on 1/1, the Applicant shall depict this on the plans and be retained, repaired or replaced in-kind after showing photographic evidence, per Sec.16-20M.013(o);
8. All windows shall be retained their size and shape, per Sec.16-20M.13(o)(2);
9. All original trim shall be retained or repaired in-kind, per 16-20M;
10. The front porch railings shall be constructed with a two-part butt-joined, no higher than the bottom of windowsill, per Sec.16-20M.013(2)(i);
11. If the driveway is to be replaced or repaired, the driveway shall be 10ft wide minus the flair and extend 20ft beyond the front house, per Sec.16-20M.12(4)(c)
12. The Applicant shall install a sidewalk that follows the District regulations, which states, sidewalk shall be the same width as the sidewalk on abutting properties or it shall be the width otherwise required by city ordinance, which is greater. If no sidewalk exists in the block, the new sidewalk shall not be less than 6-ft wide. The compatibility rule shall apply to sidewalks paving materials. If no sidewalk paving material predominates in the block, the sidewalk shall be constructed of the historically accurate material for that block, either hexagonal, pavers, concrete inlaid with hexagonal imprint or brick, per Sec16-20M.13(2)(c)
13. The Applicant shall install a walkway from the entry of the house to the sideway, per Sec.16-20M.013(2)
14. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

JAHNEE PRICE
Commissioner

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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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: June 12, 2024

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)?: Yes, deferred March 27, April 10, and May8, 2024.

Previous Applications/Known Issues: No

SUMMARY CONCLUSION / RECOMMENDATION: Denial without Prejudice

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. **The Applicant has addressed all issues and updated the site plan accordingly.**

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. **The Applicant has updated the design to address the partial width porch and the moved the dormer to the left elevation. While the Applicant has not elevated to utilize the L-shaped front gable projection, the revised design is more compatible with the existing historic housing stock and Staff is not concerned with the revised design. Staff does note in the updated design that the fenestration patterning on the left elevation does include significantly less windows than are on the right elevation. For consistency Staff recommends the addition of at least two windows to ensure compatibility with the existing housing stock. As the portion of the elevation which is without fenestration is two bedrooms, the addition of windows is not a**

challenge. The Applicant will add additional windows to the left elevation to meet the requirements of Sec. 16-20G.006 (3)(h).

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. The Applicant has submitted material specifications for all materials to be used and Staff finds they meet the requirements of the zoning code. The two materials with which Staff remains concerned are the porch features. The Applicant will install balustrades of two-part, butt-joint construction, no taller than the bottom of the window sills, a plane extension may be added to meet code. The Applicant will utilize tongue-in-groove porch flooring, installed perpendicular to the facade.

No New Materials Have been Submitted Regarding this Application, as the Applicant has exceeded the allowable number of deferrals, Staff recommends denial without prejudice.

STAFF RECOMMENDATION: Denial without Prejudice

- 1.) The Applicant will add additional windows to the left elevation to meet the requirements of Sec. 16-20G.006 (3)(h).
- 2.) The Applicant will install balustrades of two-part, butt-joint construction, no taller than the bottom of the window sills, a plane extension may be added to meet code.
- 3.) The Applicant will utilize tongue-in-groove porch flooring, installed perpendicular to the facade.
- 4.) Staff shall review, and if appropriate, issue final approval of the plans.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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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: 1177 Lucile Avenue
APPLICATION: CA3-24-093
MEETING DATE: June 12th deferred from April 10, 2024

FINDINGS OF FACT:

Historic Zoning: Westend Historic District **Other Zoning:** R4-A

Date of Construction: 1966

Property Location: East of Holderness Street and West of Lawton Street

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

Project Components Subject to Review by the Commission: Variance Request

Project Components NOT Subject to Review by the Commission: Interior Alterations.

Relevant Code Sections: Sec.16-20G

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Unauthorized painting of brick foundation, unauthorized signage, unauthorized and non-compliant mailbox; two front decks.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Denial

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

EDITS in PURPLE for the June 12th Meeting.

VARIANCE REQUEST: To allow the paint to remain on brick foundation.

VARIANCE QUESTIONNAIRE:

1. What are the extraordinary and exceptional conditions pertaining to the piece of property?

The Applicant reply, “The exceptional condition is that the building structure is too heavy to compromise the foundation.”

2. Application of the Zoning Ordinance creates an unnecessary hardship?

The Applicant states, “The hardships will be that the foundation will become unable to support the weight if the process of the paint removal is executed.”

3. What peculiar conditions pertain to this property?

The Applicant did not answer.

4. If granted how would this not cause substantial detriment to the public good or the intent of the Zoning Ordinance?

Applicant answers, “The paint is a professional grade and color enhances the building and surrounding view.”

STAFF RESPONSE:

The Applicant has not provided information to support the variance proposal allowing the paint to remain on the foundation. One, the Applicant has not answer one of the questions. This is required to consider the variance.

Per the Commission request of May 8, 2024, meeting, the Applicant shall provide evidence reflecting the impossibility of the paint removal and the methods that were used in attempting to do so.

The Applicant provided two separate letters from two different companies: Ace Painting and Atlanta Remodeling Specialists. Both companies reported that they cannot remove the paint from the brick with any attempt.

Ace Painting states, they employed various techniques which included high-pressure washing with optimal PSI, sandblasting (which is prohibited), the application of two multi-purpose chemicals with the chemicals sitting for a while.

Atlanta Remodeling Specialists evaluated three different methods of paint removal: pressure washing, sand blasting (once again not permissible), and chemical spray. Atlanta Remodeling Specialists has gone as far as to recommend not removing the paint from the brick.

Staff appreciate the Applicant getting what the Commission had requested. However, Staff ‘s recommendation remains as a denial. The reason for this determination is two-fold.

1) The methods that both companies used are standard ways that often are not successful in paint removal. However, there has been one effective method used in paint removal that the

CA3-24-093 for 1177 Lucile Avenue
April 24, 2024
Page 3 of 3

companies have not listed and that is peel-away. This method has been used in other Districts and in fact, there have been Applicants in Westend who have removed the paint from their establishments. This was recommended to the Applicant.

- 2) Non-painted masonry is a District regulation that has been abided by most and to permit this Applicant to supersede that requirement would not be good for enforcement to others in the future. As mentioned, there are ways to remove the paint. To allow the Applicant to keep the paint on the masonry while they have not exercised all efforts would not be good.**

STAFF RECOMMENDATION: Denial

Cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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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: 2693 Washington Street
APPLICATION: CA2-24-142
MEETING DATE: June 12th deferred since May 8, 2024

FINDINGS OF FACT:

Historic Zoning: Historic Collier Heights **Other Zoning:** R-4

Date of Construction: 1955

Property Location: Corner of Ozburn Road and Washington Street

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

Project Components Subject to Review by the Commission: Exterior

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec.16-20Q

Deferred Application (Y/N)? NO

Previous Applications/Known Issues: Stop Work Order placed 11/28/23 for working taking place without a permit; brick has been painted.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with Conditions.

SCOPE

The scope of work for this proposal is replacement of windows, replacement of side entry door and painting of unpainted masonry.

ALTERATIONS

Windows

The original windows on the house were either aluminum clad or wood. District regulations, states “replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size.” The current replacement windows are one-over-one vinyl. Staff recommend the Applicant install aluminum clad or wood to the District’s regulations.

Side Entry Door

The photos sent of the doors reflect doors that do need replacing. As with windows, the District’s regulation states, “replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size.” From the one photo, it appears the Applicant has kept the distinctive screen door which was definitive of houses during this period. Staff are not concerned with this proposal.

Painted Brick

The Applicant has painted the unpainted masonry (brick siding) which is not permitted. Staff recommend the Applicant remove the paint in a manner that will not be harmful to the brick. Sandblasting is not permitted.

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

STAFF RECOMMENDATION: Approval with Conditions.

1. The Applicant shall install aluminum clad or wood windows to comply to the District regulations, per Sec.16-20Q.006(2)(c)
2. The paint shall be removed in a manner that is not harmful to the brick. Sandblasting is not permitted, per Sec.16-20Q.005(1)(iv)(v) and
3. Staff shall review and if appropriate, approve the final plans and documentation.

Cc: Applicant
Neighborhood
File