



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

OFFICE OF DESIGN - HISTORIC PRESERVATION STUDIO
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404.546.0134 – FAX: 404.658.7491
www.atlantaga.gov

JAHNEE PRINCE
Commissioner

DOUG YOUNG
Director, Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
February 28, 2024, at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor

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

Consent Agenda:

The Commission voted unanimously to adopt the recommendations of Staff as their actions for all items on the consent agenda.

- a) Application for a Type III Certificate of Appropriateness (CA3-24-001) for revisions to previously approved plans at **26 Hilliard St NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Nicole E Seekely
777 Memorial Drive Se Unit 450
Staff Recommendation: Approval with Conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-24-002) for a variance to allow a window configuration that does not meet the district regulations at **109 Druid Cir NE**. Property is zoned R-5/Inman Park Historic District (Subarea1)/Beltline
Applicant: Nichelle Bell
P.O. Box 115404
Staff Recommendation: Approval.
- c) Application for a Type II Certificate of Appropriateness (CA2-24-004) for alterations at **572 Atwood St SW**. Property is zoned R-4A/West End Historic District/Beltline
Applicant: Roger Cox
572 Atwood
Staff Recommendation: Approval with Conditions.
- d) Application for a Type II Certificate of Appropriateness (CA2-24-007) for new signage at **220 Auburn Ave NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)
Applicant: Andrea Lewis
220 Auburn Avenue NE
Staff Recommendation: Approval with Conditions.

- e) Application for a Type III Certificate of Appropriateness (CA3-24-017) for addition at **845 Rose Cir SW**. Property is zoned R-4A/West End Historic District
Applicant: Jeffery Cuffy
7070 Red Maple Lane, Lithonia
Staff Recommendation: Defer to the March 13, 2023 public hearing at the Applicant's request.

- f) Application for a Type II Certificate of Appropriateness (CA2-24-018) for retroactive review of site work subject to a Stop Work Order at **528 Cameron St SE**.
Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Greg Pins
528 Cameron St SE
Staff Recommendation: Approval with Conditions.

- g) Application for a Type III Certificate of Appropriateness (CA3-24-020) for porch addition at **675 North Highland Ave NE**. Property is zoned
Applicant: Patti Wallis
3780 Meeting St NW, Duluth
Staff Recommendation: Approval with Conditions.

- h) Application for a Type IV Certificate of Appropriateness (CA4PH-24-021) for demolition due to a threat to public health and safety at **1144 Merrill Ave SW**.
Property is zoned R-4A/Oakland City Historic District
Applicant: Jocelyn J Lyles
818 Pollard Boulevard
Staff Recommendation: Denial without Prejudice.

- i) Application for a Type III Certificate of Appropriateness (CA3-24-022) for retroactive structural roof replacement and alterations subject to a stop work order at **192 Hurt St NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1)
Applicant: Adrienne Senter
116 Sycamore Walk, Stockbridge
Staff Recommendation: Deferral to the April 24, 2024 Commission Meeting.

- j) Application for a Type IV Certificate of Appropriateness (CA4PH-24-023) for demolition due to a threat to public health and safety at **3042 West Peek Rd NW**.
Property is zoned R-3/Collier Heights Historic District
Applicant: Diana Broman
2497 Edwards Dr.
Staff Recommendation: Deferral to the March 10, 2024 Commission Meeting.

- k) Application for a Type III Certificate of Appropriateness (CA3-24-024) for addition and alterations at **792 Lake Ave NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1)
Applicant: Matthew Brooks
788 Lake Ave
Staff Recommendation: Approval with Conditions.

- l) Application for a Type II Certificate of Appropriateness (CA2-24-026) for revisions to previously approved plans subject to a stop work order at **500 Hopkins St SW**. Property is zoned R-4A/West End Historic District
Applicant: Harold Robert Singer
4034 Lions Gate, Douglasville
Staff Recommendation: Denial without prejudice.

- m) Application for a Type III Certificate of Appropriateness (CA3-23-206) for alterations and site work at **229 Walker St SW**. Property is zoned Castleberry Hill Landmark District (Subarea 1)
Applicant: Dianne Barfield
P.O. Box 475, Morrow
Deferred July 26, September 13, October 11, 2023 and October 25, & December 13, 2023.
Staff Recommendation: Approval with Conditions.

- n) Application for a Type II Certificate of Appropriateness (CA2-23-382) for retroactive review of alterations and site work subject to a Stop Work Order at **1177 Lucile Ave SW**. Property is zoned R-4A/West End Historic District.
Applicant: Benjamin Middlebrooks
P.O. Box 3275, McDonough
Deferred on January 10, 2024
Staff Recommendation: Deferral to the April 10, 2024 Commission Meeting.

- o) Application for a Type III Certificate of Appropriateness (CA3-23-388) for new construction of a single-family home and associated site work at **712 Pearce St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Angelina Banks
1645 Branch Valley Dr, Roswell
Deferred on January 24, 2024.
Staff Recommendation: Deferral to the March 13, 2024 Commission Meeting.

- p) Application for Type III Certificates of Appropriateness (CA3-23-420) for a variance to allow parking in the front yard where otherwise prohibited, and a deck in the side yard where otherwise prohibited; and (CA3-23-421) for alterations, additions, and site work at **471 Seminole Ave NE**. Property is zoned R-5 / Inman Park Historic District (Subarea 1).
Applicant: Sergey Pavlov
4706 Woodstock Rd, Roswell, Ga 30075
Staff Recommendation: Deferral to the April 10, 2024 Commission Meeting.

Items Requiring Discussion

Items originally scheduled for the February 14, 2024 Public Hearing:

- s) Application for a Type II & III Certificates of Appropriateness (CA3-24-012) for variance to allow the painting of brick where otherwise prohibited; and, (CA2-24-011) for retroactive review of alterations subject to a stop work at **2557 Hightower Ct NW**. Property is zoned R-4/Collier Heights Historic District
Applicant: Okeno Smith
20 Roche Brothers Way, North Easton, Ma
Staff Recommendation (CA3-24-012): Denial without prejudice.
Commission Voted: Denial without prejudice.
Staff Recommendation (CA3-24-011): Approval with Conditions.
Commission Voted: Approval with Conditions.

- a) Application for a Type III Certificate of Appropriateness (CA3-24-025) for new construction of a duplex at **879 White St SW**. Property is zoned R-4A/West End Historic District
Applicant: Brandy H Morrison
485 Oakland Ave SE
Staff Recommendation: Approval with Conditions.
Commission Voted: Approved with revised Conditions.

- t) Application for a Review and Comment (RC-24-029) for on the Section 106 review of **2999 Humphries Dr**. Property is zoned PD-H.
Applicant: Peggy Johnson
842 Memorial Dr.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of their comments at the meeting.

- u) Application for a Type II Certificate of Appropriateness (CA2-23-322) for alterations at **1163 Wilmington Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Raymont Walker
396 River Lake Dr, Eatonton
Deferred October 25 & November 8, 2023
Staff Recommendation: Approval with Conditions.
Commission Voted: Approval with Conditions.

- v) Application for a Type II Certificate of Appropriateness (CA2-24-008) for retroactive review of alterations and site work subject to a Stop Work Order at **964 Oglethorpe Ave SW**. Property is zoned R-4A/West End Historic District/Beltline
Applicant: Keren Crispin
1306 Marcy St SE,
Staff Recommendation: Deferral to the March 13, 2024 Commission Meeting.
Commission Voted: Approved with revised conditions.

Items originally scheduled for the February 28, 2024 Public Hearing:

- w) Application for a Type III Certificate of Appropriateness (CA3-23-350) for additions and alterations at **540 Langhorn St SW**. Property is zoned R-4A/West End Historic District.
Applicant: Harold Robert Singer
4034 Lions Gate, Douglasville
Staff Recommendation: Approval with Conditions.
Commission Voted: Deferred to the March 13, 2024, Public Hearing.

- x) Application for a Type II Certificate of Appropriateness (CA2-23-385) retroactive review of alterations subject to a stop work order at **546 Atwood St SW**. Property is zoned R-4A/West End Historic District.
Applicant: Christopher Femi Tzegaegbe
2360 Park Estates Dr, Snellville
Staff Recommendation: Denial without prejudice.
Commission Voted: Denied without prejudice.

- y) Application for a Type II Certificate of Appropriateness (CA2-24-028) for retroactive approval for alterations subject to a stop work order at **940 White St SW**. Property is zoned R-4A/West End Historic District
Applicant: Jennifer Renwick
852 Bailey Woods Rd., Dacula
Staff Recommendation: Approval with Conditions.
Commission Voted: Deferred to the March 13, 2024 Public Hearing.

5. Other Business

6. Adjournment