



Department of
CITY PLANNING

ANDRE DICKENS
MAYOR

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JAHNEE PRINCE
Commissioner

DOUG YOUNG
Director, Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
May 22, 2024
Atlanta City Hall Council Chambers, Second Floor

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

Consent Agenda

- a) Application for a Type III Certificate of Appropriateness (CA3-24-047) for alterations and additions at **987 Lawton St SW**. Property is zoned R-4A/Oakland City Historic District
Applicant: Liam Byrne
375 Highland Ave Ne, Unit 102
Deferred on March 27, April 24 & May 8, 2024
Staff Recommendation: Deferral to the June 12, 2024 Commission Meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-24-081) for alterations and an addition at **1170 Donnelly Ave SW**. Property is zoned R-4/Oakland City Historic District
Applicant: Lillian Banjoko-Clifford
Po Box 491872, Lawrenceville
Deferred April 24 & May 8, 2024.
Staff Recommendation: Deferral to the June 12, 2024 Commission Meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-24-107) for a variance to allow a reduction in the minimum allowable west side yard setback from 2 feet (required based on the compatibility rule) to 1.2 feet (proposed) subject to a Stop Work Order at **516 Old Wheat St NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline
Applicant: Monica Woods
67 A Boulevard NE
Deferred April 24 & Deferred May 8, 2024
Staff Recommendation: Denial.

- d) Application for a Type III Certificate of Appropriateness (CA3-24-117) for alterations and site work subject to a Stop Work Order at **474 Sinclair Ave NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1)
Applicant: Josh Ahlzadeh
2470 Windy Hill Rd. Ste 256, Marietta
Deferred April 24, 2024.
Staff Recommendation: Deferral to the June 26, 2024 Commission Meeting.
- e) Application for a Type II Certificate of Appropriateness (CA2-24-121) for site work subject to a Stop Work Order at **257 Chalmers Dr NW**. Property is zoned R-3.
Applicant: Henry Adams
257 Chalmers
Staff Recommendation: Denied without prejudice.
- f) Application for a Type III Certificate of Appropriateness (CA3-24-136) for addition at **15 Skyline Way NE**. Property is zoned I-2/Inman Park Historic District (Subarea 3)
Applicant: Harshad Joshi
781 Crestridge Drive NE
Deferred May 8, 2024
Staff Recommendation: Approval.
- g) Application for a Type II Certificate of Appropriateness (CA2-24-142) for alterations subject to a stop work order at **2693 Washington St NW**. Property is zoned R-4/Collier Heights Historic District.
Applicant: Josh Farren
4075 Emerald Lake Dr, Decatur
Deferred May 8, 2024
Staff Recommendation: Deferral to the June 12, 2024 Commission Meeting.
- h) Application for a Type III Certificate of Appropriateness (CA3-24-144) for Alterations and an addition subject to a Stop Work Order at **664 Gillette Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Ramon Torres
3330 Peachtree Corners Cir Ste E, Peachtree Corners
Staff Recommendation: Deferral to the June 26, 2024 Commission Meeting.
- i) Application for a Type III Certificate of Appropriateness (CA3-24-146) for a variance to allow an increase in the maximum allowable front yard setback from 33.5 feet (based on the compatibility rule) to 38 feet (proposed), to allow an increase in the maximum allowable principal structure building height from 24 feet (based on the compatibility rule) to 26.9 feet (proposed), to allow a roof pitch that does not meet the compatibility rule, and to allow a side facade fenestration pattern that does not meet the compatibility rule; and, (CA3-24-124) for new construction of a single family home at **1128 Oglethorpe Ave SW**. Property is zoned R-4A/West End Historic District.
Applicant: Simone Mckibben
834 Inman Village Parkway
Deferred May 8, 2024
Staff Recommendation Denial without prejudice.

- j) Application for a Review and Comment (RC-24-163) for on U-24-011 for the Transfer of Development Rights (TDR) from **875 West Peachtree St. (Academy of Medicine) and 875 West Peachtree St. Rear (aka. 0 Cypress St.)**. Properties are zoned SPI-16 (Subarea 1).
Applicant: Henry Alan Bailey
600 Peachtree Street
Staff Recommendation: Send a letter with comments to the Secretary of the Zoning Review Board.
- k) Application for a Review and Comment (RC-24-166) for alterations and site work at **285 Sheridan Dr NE**. Property is zoned R-4/SPI-24.
Applicant: Garrett Coley
Po Box 957421, Duluth
Staff Recommendation: Confirm the delivery of comments.
- l) Application for a Type II Certificate of Appropriateness (CA2-24-167) for revision to plans previously approved by the Commission at **923 Springdale Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Kate Mabry
1440 Dutch Valley Place Ne, Suite 620
Staff Recommendation: Approval.
- m) Application for a Review and Comment (RC-24-179) for alterations and site work at **688 Grant St SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Garrett Coley
Po Box 957421, Duluth
Staff Recommendation: Confirm the delivery of comments.
- n) Application for a Review and Comment (RC-24-180) for demolition of an existing single-family home, subdivision of one (1) lot into two (2) lots, and new construction of two single-family homes at **175 Huntington Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District.
Applicant: Nina E Gentry
992 Eden Avenue SE
Staff Recommendation: Confirm the delivery of comments.
- o) Application for a Review and Comment (RC-24-181) for new park infrastructure and site work at **1247 Portland Ave SE**. Property is zoned R-4.
Applicant: Patrick Hand
28 Third Ave NE
Staff Recommendation: Confirm the delivery of comments.
- p) Application for a Type III Certificate of Appropriateness (CA3-24-182) for a special exception to allow a 6 foot tall privacy wall in the Mayland Ave half-depth front yard where otherwise a 4 foot tall fence is permitted at **715 Elbert St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1)
Applicant: Nikola V Malcolm
221 Scott Blvd, Decatur
Staff Recommendation: Approval.

- q) Application for a Review and Comment (RC-24-188) for additions, alterations, and site work at **62 Camden Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District
Applicant: Kaci Palo
10449 Old Atl Hwy, Covington
Staff Recommendation: Confirm the delivery of comments.

- r) Application for a Review and Comment (RC-24-284) for the deaccessioning of public art (mural) at **Arizona Avenue Rail Bridge**.
Applicant: Stephen Larkworthy
160 Trinity Ave. Ste. 2100
Staff Recommendation: Confirm the delivery of comments.

- s) 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
Deferred January 10 & April 10, 2024.
Staff Recommendation: Deferral to the June 26, 2024 Commission Meeting.

Items Requiring Discussion

- t) Application for a Type III Certificate of Appropriateness (CA3-24-185) for additions and revisions to plans previously approved by the Commission at **1233 Oak St SW**. Property is zoned.
Applicant: Serge Charles
Po Box 11155
Commission Voted: Deferral to the June 26, 2024 Commission Meeting.

Cases deferred from previous meetings:

- u) Application for a Type III Certificate of Appropriateness (CA3-24-061) for new construction subject to a Stop Work Order at **500 Hopkins St. SW**. Property is zoned R-4A/West End Historic District/Beltline.
Applicant: Harold Robert Singer
4034 Lions Gate
Deferred on March 27 & April 24, 2024
Staff Recommendation: Approval with Conditions.

5. Other Business

6. Announcements

2024 Design Awards

Friday, May 31st, 6:30 PM

Atrium at Atlanta City Hall

6. Adjournment