



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](http://www.atlantaga.gov)

**JAHNEE PRINCE**  
Commissioner

**DOUG YOUNG**  
Director, Office of Design

**Proposed Agenda**  
**ATLANTA URBAN DESIGN COMMISSION**  
**June 26, 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**

- a) 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, January 24, February 28, April 10,  
May 8, & May 22, 024.

**Staff Recommendation (CA3-24-420): Denial without prejudice.**

**Staff Recommendation (CA3-24-421): Denial without prejudice**

- b) 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, May 8, & May 22, 2024.

**Staff Recommendation: Denial without Prejudice due to Withdrawal by the Applicant.**

- c) 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 & May 22, 2024

**Staff Recommendation: Approval with Conditions.**

- d) 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  
Deferred May 22, 2024.  
**Staff Recommendation: Deferral to the July 24, 2024 Commission Meeting.**
- e) Application for a Type III Certificate of Appropriateness (CA3-24-183) for new construction of a single-family home at **1233 (aka 1235) Oak St SW**. Property is zoned R-4A/West End Historic District.  
Applicant: Serge Charles  
PO Box 11155  
**Staff Recommendation: Approval with Conditions.**
- f) 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 R-4A/West End Historic District.  
Applicant: Serge Charles  
PO Box 11155  
Deferred May 22, 2024.  
**Staff Recommendation: Approval with Conditions.**
- g) Application for a Type II Certificate of Appropriateness (CA2-24-193) for alterations at **822 Lullwater Rd**. Property is zoned Druid Hills Landmark District.  
Applicant: Tim Riley  
P.O. Box 341262  
**Staff Recommendation: Approval.**
- h) Application for a Review and Comment (RC-24-227) for installation of public art at **521 Abbey Rd NE**. Property is zoned SPI-15 (Subarea 9).  
Applicant: Austyn Swank  
PO Box 1156, Conyers  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**
- i) Application for a Review and Comment (RC-24-230) for site work and new trail infrastructure at **2852 Cascade Rd SW (Cascade Springs Nature Preserve)**. Property is zoned R-3.  
Applicant: Patrick Hand  
28 Third Ave NE  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**
- j) Application for a Type III Certificate of Appropriateness (CA3-24-245) for an addition at **345 Kendrick Ave SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).  
Applicant: Monica Woods  
67 A Boulevard NE

**Staff Recommendation: Approval.**

- k) Application for a Review and Comment (RC-24-246) for alterations at **49 Huntington Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District.

Applicant: Dianne Barfield  
P.O. Box 475, Morrow

**Staff Recommendation: Send a letter with comments from the Commission to the Applicant.**

- l) Application for a Type III Certificate of Appropriateness (CA3-24-255) for alterations and additions to the principal structure, alterations to an accessory structure, and site work at **880 Springdale Rd NE**. Property is zoned Druid Hills Landmark District.

Applicant: Alice L Johnson  
1403 Emory Road NE

**Staff Recommendation: Approval.**

- m) Application for a Type III Certificate of Appropriateness (CA3-24-260) for an addition at **557 West End Pl SW**. Property is zoned R-4A/West End Historic District.

Applicant: John E Swiney  
1426 Golfink Dr, Stone Mountain

**Staff Recommendation: Deferral to the July 24, 2024 Commission Meeting.**

- n) Application for a Review and Comment (RC-24-327) for demolition of a structure at **1707 Metropolitan Pkwy**. Property is zoned MRC-1-C.

Applicant: William Polk  
100 Peachtree St.

**Staff Recommendation: Confirm the delivery of comments at the meeting.**

## Items Requiring Discussion

### New Cases

- o) Application for a Type II Certificate of Appropriateness (CA2-24-174) for alterations and site work subject to a Stop Work Order at **665 Lexington Ave SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).

Applicant: Mimi L Watkins  
1000 Iris Drive Suite E6, Conyers

**Staff Recommendation: Approval with Conditions.**

- p) Application for a Type IV Certificate of Appropriateness (CA4PH-24-244) for demolition due to a threat to public health and safety at **995 Oakland Dr SW**. Property is zoned R-4A/Oakland City Historic District.

Applicant: Jocelyn J Lyles  
818 Pollard Boulevard

**Staff Recommendation: Denial.**

- q) Application for a Type III Certificate of Appropriateness (CA3-24-253) for a variance to reduce the north side yard setback from 6 feet (required) to 0 feet proposed, to permit a rear deck that is wider than the existing principal structure, and to permit a poured concrete driveway that does not consist of two tire track ribbons as required by the District regulations at **141 Pearl St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3).

Applicant: Randy E Pimsler

455 Glen Iris Drive Suite C

**Staff Recommendation: Denial.**

5. Other Business
6. Announcements
7. Adjournment