

A G E N D A**Atlanta BeltLine Design Review Committee**

DATE: Wednesday, June 20, 2018**TIME:** 5:00 PM**LOCATION:** 100 Peachtree Street, Equitable Building, 23rd Floor, Peachtree Conference Room
For specific directions visit <http://beltline.org/contact/>****NOTE: Published agenda times are provided for planning purposes only and are mere approximations. ******5:00PM Welcome/DRC Meeting Overview****5:00pm New Business: 756 Glass Street NW – A SECOND CHANCE BAIL BOND**

The property is zoned I-2. The scope of works includes the construction of a new 2,400SF two story building on a .115-acre lot for bail bonds office.

Applicant(s): Ryan Matalon- ryan@atlbaill.com
Tony Fritz - efritz@harrisfritz.com

Requested Variation(s):

None

5:20pm New Business: 195 Ottley Drive NE – METRO ATLANTA PERMITS

The property is zoned I-1. The project involves the renovation of the SweetWater Brewery tasting room to include a one-story 1,263SF metal & glass addition with new restrooms, a bar and kitchen on an existing 1.639-acre site.

Applicant(s): Susan Johnson - susan323@bellsouth.net

Requested Variation(s):

None

5:40pm New Business: 7 Kings Circle NE – ROBERT M. CAIN, ARCHITECT

The property is zoned C-1. The scope of works includes the addition of 652SF dining space to the existing Treehouse Restaurant and Pub on a .14-acre lot.

Applicant(s): Luke Fischer - lfrmc@bellsouth.net
Robert McCain - rmcain@bellsouth.net

Requested Variation(s):

None

6:00pm New Business: 496 Glen Iris Drive NE – DRAWBUILD.COM

The property is zoned MRC-2-C. The scope of work includes a two-story addition with 970SF of office and 720SF of retail space attached to an existing building.

Applicant(s): Bernardo Velha- bv@drawbuild.com

Requested Variation(s):

1. 16-36.020(1b) **Off-street parking and loading requirements** – This is an existing building, and the site doesn't allow for 20 spaces, especially given that the front of the building will be moved closer to the street.
2. 16-36.020(5b) **Off-street surface parking lots** – The existing building and parking location is not conducive to an intervening building. The addition is much smaller compared to the existing building, and could not be placed anywhere else on the site.

6:20pm New Business: 345 Boulevard NE – WELLSTAR HEALTH SYSTEMS, INC

The property is zoned C-2. The scope of work includes the demolition of an existing vacant medical office building and the associated parking, to address safety concerns and to allow for the future development plans of the WellStar Atlanta Medical Center campus.

Applicant(s): Kate Triplett - kate.triplett@kimley-horn.com
Joe Wheeler - joseph.wheeler@wellstar.org

Requested Variation(s):**1. Sec 16-36.006 Demolition of existing structures and redevelopment requirements.**

Variation request to allow demolition of an existing building greater than 50 years old without a defined concept plan for redevelopment of the property. The building is currently vacant and there are safety and security concerns by the owner. The owner's intent is to redevelop this site in the future for medical services.

2. Sec. 16-36.017 (e) Driveway Curb Cuts. Variation request to maintain the two existing curb cuts on East Ave to provide access to other facilities on the campus, increasing the allowable curb cuts per street frontage from one to two. As part of the demolition, one of the two existing curb cuts on Ralph McGill Ave. will be removed due to its proximity to the intersection with Boulevard. There are currently no curb cuts on Boulevard NE. There are two existing curb cuts on East Ave today and one will serve the construction and the other curb cut will serve the existing parking lot to remain on site, increasing the allowable curb cuts per street frontage from one to two.

3. Sec. 16-36.019 (2) Minimum landscaping requirements for surface parking lots.

Variation request to leave the existing parking lot, which will not be impacted by demolition, in its current state without adding additional parking lot landscaping as required by the BeltLine Overlay. No construction or disturbance is proposed in this portion of the site as part of the demolition of the 345 Boulevard NE building.

4. Sec. 16-36.020 (2) Off-street parking and loading requirements (2). Variation request to maintain the existing parking lot at rear of 345 Boulevard building to continue to serve the office building to remain on site. By removing the existing 345 building, the site now exceeds the maximum parking limits allowed by the Overlay, which is 21 spaces based on the

office building square footage. The intent of the demolition is to impact as little of the site as possible while removing the 345 building, and therefore the existing parking at the rear of the site is intended to remain as is.

6:40pm New Business: 45 & 49 Krog Street NE – THRIVE GROUP, LLC

The property is zoned C-2. The scope of work includes 16 new townhomes on two contiguous parcels with a total net lot area of 28,020SF.

Applicant(s): Laurel David - laurel@glawgp.com

Requested Variation(s):

None

7:00pm New Business: 1944 Piedmont Circle NE & 1944 Piedmont Road NE – PACES PROPERTIES, LLC

The property is zoned MRC-2-C. The scope of work includes the adaptive reuse of an existing hotel over several buildings that will produce a boutique hotel with 163 rooms totaling 69,353SF, an 1,400SF event space, a 3,500SF restaurant, 63 proposed office units totally 30,814SF and a one-story 1,600SF retail space on a 4.7975 acre site.

Applicant(s): Collin Applewhite - capplewhite@pacesproperties.com

Requested Variation(s):

Variation from the requirements outlined in Sec 16-36.012 Sidewalks: Variation request to omit public sidewalks from Piedmont Circle and Spring Street/Buford Connector due to existing conditions and size limitations. No sidewalks currently exist and the project is an adaptive reuse project with site constraints to remain.

Variation from the requirements outlined in Sec 16-36.012 Sidewalks: Variation request to reduce the clear zone width on Piedmont road from 10' to 5'.

Variation from the requirements outlined in Sec 16-36.013 Supplemental Zone: Variation request to reduce the supplemental zone width on Piedmont Road from 5' to 0'.

Variation from the requirements outlined in Sec 16-36.017 Driveway Curb Cuts: Variation request to increase number of curb cuts to the site from 3 to 4. There is one existing curb cut on Monroe Drive and one existing curb cut on Piedmont Circle that are to remain. There also exists two curb cuts on Piedmont Road that this project proposes to improve and utilize.

Variation from the requirements outlined in Sec 16-36.020 Off-Street Parking and Loading Requirements: Per approved special exception Case V-17-174.

Variation from the requirements outlined in Sec 16-36.020 Off-Street Surface Parking Lots: Variation request to allow for an off-street surface parking lot to be located between a building and the street. This is an existing condition of the proposed adaptive reuse project.