

Atlanta BeltLine Design Review Committee

DATE: Wednesday, November 14, 2018 (Updated)

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. ****

Welcome/DRC Meeting Overview

New Business: 763 Trabert Avenue, NW – SURETY BOND GIRLS, LLC

The property is zoned I-2. The scope of work includes the renovation of an existing two-story 20,077SF building on a 1.47 acre site.

Applicant(s): Matthew Foley - MATT@SURETYBONGIRLS.COM

Requested Variation(s):

None requested

New Business: 116 Kenyon Street SE – ABODE ARCHITECT BUILDER LLC

The property is zoned R-4b. The scope of work includes new 805 SF two-story single-family lot on a .05 acre site.

Applicant(s): Kimberly Force - Kimberly.force@gmail.com

Requested Variation(s):

1. **Section 16-36.011 (3B)** – Minimum 20' Buffer along any part of the property adjacent to the Beltline Corridor. On the **"rear eastern side"** of the property the applicant is requesting a variation here to make the setback 4 feet. This variation is necessary because the lot is only 69 feet deep. Having a 20-foot set back would make it impossible to build a structure of any kind. Please note that 116 Kenyon Street is 18 feet shallower than the neighboring property. This difference in depth already creates a much larger space between the beltline walking trail and its rear property line than that of the neighboring properties.
2. **Section 16-36.011 (3B)** – Minimum 20' Buffer along any part of the property adjacent to the Beltline Corridor. On the **"South side"** of the property the applicant is requesting a variation to reduce the setback to 7 feet. This variation is necessary because the lot is only 30 feet wide. A 20-foot setback would make it impossible to build a structure of any kind.
3. **Section 16-36.012** – Minimum 10' sidewalk clear zone. The applicant requests to 6' sidewalk consists with the existing sidewalk on Kenyon Street.

New Business: 1325 Ralph David Abernathy Blvd, SW – WILLIAMS TEUSINK, LLC

The property is zoned MRC-1-C. The scope of work includes the lot consolidation of parcels that have an existing 2,116 SF medical building, a 5,363 SF one-story building, and a surface parking lot. The plans include a renovation and expansion of the 5,363 SF on story building for additional medical services and the demolition of the 2,116 SF building. The total lot area is 0.92.

Applicant(s): Sam Artopoeus - sartopoeus@williamsteusink.com

Requested Variation(s):

1. **Section 16-36.012 – Minimum 10’ sidewalk clear zone.** The current as-built of the Property includes a 7.6-foot sidewalk and along the street frontage along the north side of Ralph David Abernathy, SW. This existing sidewalk is uniform and characteristic to the immediately surrounding properties along Ralph David Abernathy, SW and ties in to the sidewalks existing on the abutting and adjacent properties to the Property for a smooth and consistent transition. Applicant is seeking variation to reduce the Sidewalk Clear Zone Minimum Width required under Section 16-36.012 from 10 feet to 7.6 feet and Street Furniture and Tree Planting Zone Minimum Width from 5 feet to 0 feet to allow for the continued use of the existing sidewalk on and streetscape configuration of the Property.
2. **Section 16-36.013 – Minimum 5’ width supplemental zone.** The applicant is seeking a variation to reduce the Supplemental Zone minimum width from 5 feet to 0 feet to allow for the retention of these six (6) parking spaces.
3. **Section 16-36.014 (7) –Minimum of 65% fenestration for non-residential uses along an arterial road.** The proposed development is seeking an 11% fenestration along the frontage of Ralph David Abernathy, SW. The fenestration percentage of the proposed development is due to the nature of the facility and the location of patient exam rooms and servicing restroom facilities in the front of the building. The applicant is seeking a variation to reduce the minimum fenestration from 65%to 11% and to allow for four (4) transom windows starting at a point more than 3-feet above the sidewalk to allow for the reuse, renovation, and expansion of the East Building in such a manner to protect the privacy rights of the primary and specialty healthcare of JenCare patients.

New Business: 467 Edgewood Avenue SE – KRONBERG WALL ARCHITECTS

The property is zoned HC-20C-SA4. The scope of work includes a new stairwell to the penthouse, a new roof and a new roof guardrail, and basic maintenance to an existing 3,250 SF building on a 0.0285-acre site.

Applicant(s): Eric Bethany - ebethany@kronbergwall.com

Requested Variation(s):

None

New Business: 521, 525, & 537 Edgewood Avenue SE – ASDJSKY

The property is zoned HC-20C-SA4. The scope of work includes the adaptive reuse and renovation of three existing industrial spaces into three separate restaurants with new facades, new main entries and patios. The buildings total approximately 28,000SF on a 0.637-acre site.

Applicant(s): Michael Wirsching - mwirsching@asdnet.com

Requested Variation(s):

None

New Business: 202 Milton Avenue SE – KRONBERG WALL ARCHITECTS

The property is zoned MRC-2-C. The scope of work includes the renovation of an existing 21,000 SF historic three floor school building with three sections, and a new 3,300 SF building addition for the purpose of office use on a 1.4 acre site.

Applicant(s): Olivia Pontiff - opontiff@kronbergwall.com

Requested Variation(s):

None

New Business: 1598 Piedmont Avenue NE – CORESTATES, INC

The property is zoned C-1. The scope of work includes the demolition of the existing building, and the construction of a new 3,470 SF Chase Bank building with 28 parking spaces on a 0.66 acre site.

Applicant(s): Phillip Takacs - ptakacs@core-eng.com

Requested Variation(s):

Section 16-36.014 (7) –Minimum of 65% fenestration for non-residential uses along an arterial road. The applicant is seeking a 5% reduction of the required 65% minimum fenestration to 60% fenestration facing Piedmont Avenue. The reason for the reduction is that windows cannot be used for two of the rooms on the East elevation. One of the rooms houses the bank ATM, etc, while the other room would have full visibility to the rear of the teller stations creating an unsafe condition for bank employees. It is our understanding that Sprandel Glass is not allowed to count towards the fenestration area and is therefore not included. We feel the reduction of 5% fenestration area is negligible for this site as Chase will be adding a furniture street zone, open space with an 8' sidewalk along with a 5' supplemental zone and will incorporate brick into the façade, all of which will enhance the aesthetics along Piedmont Road and compliment the surrounding area.

New Business: 2045 Peachtree Road NE – HEARTIS BUCKHEAD INVESTORS, LLP

The property is zoned C-3. The scope of work includes a new 274,828 SF assisted living facility with 213 senior living residential units, that will be located on the surface lot of an existing 75, 445 SF medical office building. The site is 2.014-acre site.

Applicant(s): R. Paulsen - rpaulsen@caddis.com

Requested Variation(s):

1. **Variation from Section 16-36.017(e)(ii) to increase the number of allowed curb cuts on Peachtree Valley Road from two to three curb cuts.** The development includes two separate uses that will share a parking deck. The proposed assisted living component will have an entry only curb cut on the western portion of the property to provide valet services to the assisted living building and the existing office building. The proposed middle curb cut will provide access to the loading and service area utilizing the sloping topography on Peachtree Valley Road to provide the necessary clear height. The easternmost curb cut will provide ingress and egress access for the existing office building and the assisted living facility. The scale of the development, the topography and the differing uses necessitate the requested number of curb cuts.
2. **Variation from Section 16-36.017(1)(a) to increase the allowable curb cut width from 24' to 26.5' for the proposed middle curb cut accommodating loading and service access.** The applicant is proposing to have loading and service areas accessed through a separate curb cut for the project in the middle of the site of Peachtree Valley. Due to the turning radiuses needed to be able to enclose the loading and service areas, a wider curb cut is necessitated.
3. **Variation from Section 16-36.017(3)(c)(ii)(2) to eliminate the active use requirement for a linear distance of 218 feet on Peachtree Valley Road.** The current design satisfies the active use requirement along the western portion of the site's frontage on Peachtree Valley Rd. Providing an active use along the remainder of the site's frontage is not feasible given the site's limitations, including its small size, two frontages, the transitional yard and height plane and the sloping topography. Immediately across Peachtree Valley Road from the project are two phases of a recently constructed parking deck which also do not meet the active use requirement. Requiring active use along the entire frontage of Peachtree Valley Road would cause an undue hardship.
4. **Variation from Section 16-36.011(1) to eliminate the future north/south street shown on the Atlanta BeltLine Master Plan for Subarea 7.** The BeltLine Master Plan from November 16, 2009 for Subarea 7 identifies a north/south street bisecting the property and three other blocks north and south collectively. As previously indicated the topography on the property would preclude the viability of such a connection. As shown on the topography survey, the topography slopes on the subject property and extensively south of the property. Further, the property across Peachtree Valley Road was recently redeveloped with a parking deck that does not accommodate the proposed street to the north. Due to the topography and existing recently built environment, the connection contemplated in the Subarea 7 master plan is not viable.

New Business: 767 Memorial Drive SE – KIMLEY-HORN

The property is zoned MRC-3-C. The planned work is the final phase of the Atlanta Dairies Master Development. The scope consists of a 5-story wrap which will include approximately 250 units and will wrap and screen a 477 parking structures on a 2.7 acre site.

Applicant(s): Ben Skidmore - ben.skidmore@kimley-horn.com

Requested Variation(s):

1. **Sec. 16-36.013 (1) Supplemental zone** - The supplemental zone shall be no more than 30 inches above the adjacent public sidewalk for a minimum linear distance of 15 feet from the nearest edge of the adjacent sidewalk or BeltLine Corridor unless existing topographical considerations render this requirement unreasonable.
2. **Sec. 16-36.013 (2) Supplemental zone** - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished-grade unless existing topographical considerations render this requirement unreasonable.
3. **Sec. 16-36.013 (4) Supplemental zone** - Fences and walls: shall only be allowed in the supplemental zone when meeting the following regulations: (a) for all sidewalk-level residential and outdoor dining uses (including adjacent to the BeltLine Corridor); (ai) Fences shall not exceed 42 inches in height; and (aii) Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.

Justification: The existing grade changes by approximately 12' along the Pearl Street ROW from the new internal street intersection at Pearl Street to Old Flat Shoals Road. The site topography is being driven by the existing public ROW grading on Pearl Street and Old Flat Shoals Road, both of which require vehicular and pedestrian access. Since these ROW elevations are fixed, the site layout must take into account the change in grade. The current building configuration uses a basement level to help reduce the impact of the 12' grade change across the site, but there are approximately six residential stoop conditions where direct access to units is provided, but stoop height exceeds the maximum 30" above sidewalk. While the buildings all step internally to help mitigate the impact of the grade change, the frontage of each building will have varying stoop and retaining wall heights. In many cases the stoop and retaining wall heights will comply with the MRC and Beltline Overlay Regulations, but in approximately six locations the residential stoops and retaining walls will exceed the maximum heights allowed by zoning due to the challenges of the existing topography.

Providing continuous building frontage along a sloping street results in a condition where one end might have direct roll-in access at the sidewalk grade, but the other end of the building may be elevated as much as 6' above the sidewalk. Ramping or stepping inside at the building along residential corridors is limited by code and accessibility requirements, so the result is limited stoops or terraces that exceed the maximum height requirement along sloping streets. The proposed solution is to introduce seat wall height planters adjacent to these stoops to provide relief where the stoop exceeds 30" in height above sidewalk. This raised planter will serve to terrace the height of the stoop in order to minimize the visual impact to pedestrians along Pearl St.

Stoops/Terraces Max Height: BLO: 30"; MRC: 24"

Proposed: Varies between 0" to 72" above sidewalk. For locations exceeding 30" above sidewalk, raised planter at seat wall height (18"-24") is proposed adjacent to stoop wall.