

## Atlanta BeltLine Design Review Committee

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**DATE:** Wednesday, October 17, 2018

**TIME:** 5:00 PM

**LOCATION:** 100 Peachtree Street, Equitable Building, 23<sup>rd</sup> 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: 975 Chattahoochee Avenue NW – LAND ENGINEERING, INC**

The property is zoned I-1. The project involves the adaptive reuse of an existing building for a microbrewery. 5,900SF of the building will be used for warehouse space, and the remaining 1,800SF will be retail space. The planned scope of work includes the repaving of the parking lot, ADA access to the building, an expansion of the loading/patio zone and improvements sidewalk/public right-of-way.

Applicant(s): Micah Cardin - [micah.cardin@land.engineering](mailto:micah.cardin@land.engineering)

#### **Requested Variation(s):**

1. **Section 16-36.020 (5b)**– Off-street parking lots shall not be located between the building and the street without an intervening building. This is an existing building with parking already located in the front. The applicant plans to add new spaces and restripe.
2. **Section 16-36.019 – Minimum landscaping requirements for surface parking lots.** The applicant is seeking reduction to minimum requirements.
3. **Section 16-36.020(4) – Shared parking and loading.** The applicant will create shared on-site parking arrangement based on non-conflicting hours of operation of the new uses at the site.

#### **New Business: 444 Angier Avenue NE – EAH Land Acquisitions LLC**

The property is zoned RG-4. The project includes the construction of 34 new 3-story townhomes on a 1.17-acre lot.

Applicant(s): Kevin Horton - [k.norton@eahomes.com](mailto:k.norton@eahomes.com)

#### **Requested Variation(s):**

1. A variation to **Atlanta Code of Ordinance Sec. 16-36.013** to increase the street furniture zone from 5' to 9' and reduce the sidewalk clear width from 10-feet to 6-feet
  - a. There are existing street trees along the frontages of Angier Ave and Parkway Drive that we are proposing to keep. In order to minimize the impact to the existing trees, we are proposing an extended furniture zone from 5-feet to 9-feet. In order to keep the entire setback at the required width, we are proposing to reduce the sidewalk width from 10-feet to 6-feet. The reduced clear zone is consistent with many other projects within Beltline Overlay. Most of the streets around the neighborhood have a 2'-3' street furniture zone and 3'-5' sidewalk. A new development across Latta Street from our site appears to be designed with an 8-foot furniture zone and 6-foot clear zone.

- 2. A variation to **Atlanta Code of Ordinance Sec. 16-36.017** for an exemption to the 10' required active use depth on residential units fronting public right-of-way.
  - a. For the corner units on site (1 & 34), the required active use depth complies for the primary street frontage. However, due to standard townhome design having the location of the garage in the rear of the home, and to maintain a consistent product type across the site, the active use requirement will not be met for the street frontage facing the side of these units.
  
- 3. A variation to **Atlanta Code of Ordinance Sec. 16-36.012** for an exemption to required 30' street tree spacing
  - a. The trees along Angier Avenue are mature and healthy so we are proposing to keep the existing 4 trees along the street frontage if possible. However, the spacing differs slightly from the code requirement. The average spacing of the existing trees is approximately 45' as opposed to the required 30' spacing.
  
- 4. A variation to **Atlanta Code of Ordinance 6. Sec 16-36.013 (3) (b) (ii)** that buildings with more than four residential units shall be permitted to share said required pedestrian walkway with one adjacent unit
  - a. The units along Parkway Drive and Latta Street are set back approximately 30' – 40' from the curb line due to the shape of the lot. In order to limit the amount of proposed impervious area on site that would occur from having individual sidewalk connections to each unit, we are proposing for 3 units to share one connection to the public right-of-way. This also keeps the site looking symmetrical as there are 9 units grouped together.

**New Business: 905 Memorial Drive SE – MONTE HEWETT HOMES c/o MORRIS, MANNING & MARTIN, LLP**

The property is zoned MRC-3-C. The project is a part of the existing 17-acre Madison Yard Development and this phase will include the construction of 26 new 3-story townhomes on a 1.68-acre residential tract.

Applicant(s): Jessica Hill - [jhill@mmmlaw.com](mailto:jhill@mmmlaw.com)

**Requested Variation(s):**

None

**New Business: 628 Edgewood Avenue SE – SHIELDS ENGINEERING GROUP**

The property is zoned MRC-3-C. The proposed project includes a 12-story mixed use development with 86 for-sale apartments with retail on the lower levels, and 188 structured parking spaces on a 0.667-acre tract.

Applicant(s): Lee Webb - [lweBB@SEGINC.US](mailto:lweBB@SEGINC.US)

**Requested Variation(s):**

1. **Section 16-36.013 – BeltLine Sidewalk and Supplement Zone Table.** We need to apply for a variation to reduce the sidewalk clear zone width from 10' to 6' along the frontage of airline street to match the existing sidewalk.
2. **Section 16-36.020 – Off-street parking and loading requirements.** We are asking for a variation to reduce the number of required loading spaces from four to one.
3. **Section 16-36.017 (1b) Driveway curb cuts, driveways and parking structures.** We are asking for a variation to allow for an entrance off Edgewood Avenue. The reason we are asking for this variance is because Airline Street passes under Edgewood and there is no intersection access between Airline Street and Edgewood.
4. **Section 16-36.014 (7b) – Relationship of building to street.** We are asking for variation to reduce the required fenestration on Airline Street to allow for the building mechanical system.

**New Business: 555 Boulevard NE – GOODE VAN SLYKE ARCHITECTURE**

The property is zoned MRC-3-C. The project includes a 6-7-story building with 100 apartment units, 3,439 SF of retail space, and a 142-space parking deck on a 0.783-acre site.

Applicant(s): Mary Roberts - [mroberts@gvsa.com](mailto:mroberts@gvsa.com)

**Requested Variation(s):**

1. **Section 16-36.013 – Beltline Sidewalk and Supplement Zone Table.** We are requesting a variation of the sidewalk width from 10' to 6' along Boulevard Place. The building is currently designed to be 20 from the curb along Boulevard Place to adhere to setback requirements; however, Boulevard Place has single-family houses that front a 5' sidewalk.