

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

DATE: Wednesday, May 16, 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 OLD Business: 663 Boulevard NE - SYNCHRONICITY, LLC (October 2017)**

The property is zoned RG-4. The scope of work includes five new townhome units on a 0.225-acre site.

Applicant(s): Luke Jarrett - luke@synchronicity.design**Variance-#1:** Sec. 16-36.014(2.a) – Relationship of building to street.

Request variance to allow residential units beyond the front building to have entries facing sideways as a result of the very narrow and deep nature of the site. In addition, the design intent is to combine the vehicular and pedestrian entrance to the site using the woonerf concept, creating a walking street. The site entry is wide and uses quality paving materials and the individual building entrances feed to that. The intent is to link the entire building to the Boulevard streetscape as opposed to just attaching the front unit with an individual walkway.

Variance-#2: Sec. 16-36.014(7.c) & Sec. 16-36.017(3) (c-2) – Relationship of building to street.

Request variance to grade level fenestration requirement. The design intent is to create a façade facing Boulevard that is divided into (3) vertical areas:

1. The lower area (at grade) establishes the look of piers along the lower façade and creates the base of the porch at the first living floor. This element is offset by the main building entrance and hood, drawing attention to the front door and the front corner of the building.
2. In the second area (first living floor) the facade is solid above the entry door opening and then very open in a large cutout porch over the heavier piers of the garage level. This is done to create movement in the front elevation with the interplay between wall and opening. Wall is stacked over opening and then opening is stacked over wall.
3. The third area is balanced with window openings and wall planes.

5:20pm New Business: 812, 816, 822 Berne Street, NE - C4 Developers, LLC

The property is zoned MR-4B-C. The scope of work includes 12 new townhouses on a 0.552 acre site.

Applicant(s): Stephen Eichelberger - s_eichel@bellsouth.net

Requested Variation(s):

Variance-#1: Variance to have 2nd floor elevation 42” above grade. **Sec. 16-36.013 – Supplemental Zone** – The steep topography of the site combined with the need to fit garages and standard height ceilings for each unit requires us to extend the second floor elevation past the limit. **Please see revised Survey & Site Plan for details**

Variance-#2: - Variance for the garages that front on Marion - must have conditioned rooms for the 1st 10’ that front on a street. **Sec. 16-18A.011. - Relationship of building to street.** – The NPU requested us to provide off-street parking for the 12 units, thus requiring us to create a site plan with garages. The NPU also requested only one entrance off Marion Street so we created a new, common access point for all residents to use to enter their personal garages, thus reducing our ability to provide the conditioned space needed for the two (2) units closest to Marion.

Variance-#3: Variance to Reduce 10 foot sidewalk to 6 feet - **Sec. 16-36.012. – Sidewalks** — Since this is a residential development and not commercial, we are requesting a reduction from 10ft to 6ft to keep in concert with the other 3 adjacent corners. This will create a common, uniform theme found throughout the neighborhood.- **Please see Revised Site Plan for details.**

Variance-#4: Variance for the sidewalk access to the 6 units facing North. **Sec. 16-36.013 – Supplemental Zone** – We are seeking the variance to increase the maximum number of “sidewalk accessible units” along Marion Street from 4 to 6 units. This variance would eliminate the need to create an unnecessary sidewalk that would run along the eastern perimeter (inside the setback) of the property connecting it all the way to Berne Street.

5:40pm New Business: 864 Huff Road - MILLER LOWRY DEVELOPMENTS, LLC

The property is zoned MR-4A. The scope of work includes 15 new townhouses with three and four bedrooms units on a .79-acre site.

Applicant(s): Miller Lowry- miller@millerlowry.com

Requested Variation(s):

Variance-#1: Sec. 16-36.012 - 5’ wide sidewalk along Ernest Street

Variance-#2: Sec. 16-36.013 – 4’ to 2’ wide (variable) Supplemental Zone along Ernest St.

Variance-#3: Sec. 16-36.014 - side Elevation windows 15’ from the Property Line

6:00pm New Business: 1029 Donald Lee Hollowell Parkway - BROCK BUILT HOMES, LLC

The property is zoned PD-MU. The scope of work includes 42 new townhouses with three and four bedroom units, and 20 live/work units for a total of 62 units on 4.21 acre site.

Applicant(s): David Lintott - dlintott@tsw-design.com

Requested Variation(s):

Variance-#1: A variation to the requirement of Sec. 16.36.013.6.d to reduce the required street furniture and tree planting zone of 5 feet to 0 feet along Donald Lee Holloway Parkway. This variation is requested because Donald Lee Holloway Parkway is a Georgia Department of Transportation controlled ROW and will not allow for tree plantings or other vertical elements within 8 feet from the face of curb.

Variance-#2: Active Use Requirement Elimination on Lots 7 and 50

A variation to the requirement of Sec. 16.36.017.3.c.ii.1 minimum active-use depth of 10 feet in residential uses. We propose that in lieu of an architectural element that we could use ornamental fencing and ornate plantings to achieve the 10-foot minimum active-use depth.

6:20pm New Business: 900 Joseph E. Lowery Blvd – LINCOLN PROPERTY COMPANY

The property is zoned MRC-3. The scope of work includes a four-story wood frame structure with 166 apartment units (124-one bedrooms and 42-two bedrooms) and 194 parking spaces on a 5.060 acre site.

Applicant(s): Brook Barefoot - bbarefoot@lpsi.com

Variance-#1: In Section 16-36.012 (Sidewalks), item #6 states that upon redevelopment of parcels reasonable efforts shall be made to place utilities underground or to the rear of structures. There is an overhead line in the right-of-way adjacent to the site with what appears to be telephone and/or cable facilities. This line extends well beyond the site in both directions, and taking it down would be impractical and cost prohibitive for only a portion of the street. We therefore seek a variation from that standard.