

A G E N D A

Atlanta BeltLine Design Review Committee

DATE: Wednesday, December 12, 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. ****

Welcome/DRC Meeting Overview

Old 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 and 5’ Tree Planting Zone.

The current as-built of the Property includes a 7.6-foot sidewalk and along the street frontage along the north side curb 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.

Proposed development increases the width of the existing 7.6-foot sidewalk to provide a 10-foot sidewalk in compliance with the Sidewalk Clear Zone Minimum width. Proposed development includes a street furniture and tree planting zone and supplemental zone varying in width between 17.7-feet and 25.1-feet in compliance with the Street Furniture and Tree Planting Zone Minimum width. *Variation is to reverse the configuration and order of the 5-foot Tree Planting Zone and 10-foot Sidewalk Clear Zone to allow for the continued use and expansion of the existing sidewalk and the street configuration of the Property.*

2. Section 16-36.014 (7) – Minimum 65% Fenestration for Non-Residential Uses along an Arterial Road.

Variation requested is to reduce Minimum Fenestration from 65% to 59% along the street frontage along the north side of Ralph David Abernathy, SW. The fenestration percentage of the proposed development is due to the nature of the medical facility and the location of patient exam rooms and servicing restroom facilities in the front of the building. *The variation allows for the reuse, renovation, and expansion of the East Building in such a manner to protect the privacy rights of JenCare’s primary and specialty healthcare senior patients.*

3. Section 16-36.011(2)(b) – No Off Street Parking Between Public Spaces and Building.

The current as-built of the Property includes 17 off street parking spaces between the public spaces and building. These 17 off street parking spaces are grandfathered as an allowable non-conforming use. The

proposed development removes 6 existing and grandfathered off street parking spaces at the sidewalk and along the street frontage at the north side of Ralph David Abernathy, SW. The proposed development adds 4 off street parking spaces at the façade of the building addition between the public spaces and building. These 4 parking spaces are in line with and conform to the allowable non-conforming parking spaces at the façade of the existing building.

Variation requested is to allow the addition of 4 parking spaces at the façade of the building addition between the public spaces and building. The 4 additional spaces would reduce the distance traversed by patients, blend into existing parking, and preserve overall reduction of impervious area. The variation is offset by the removal of 6 allowable non-conforming parking spaces currently existing at the sidewalk and along the street frontage along the north side of Ralph David Abernathy, SW. The result is a net reduction from 17 to 15 off street parking spaces between the public spaces and building.

New Business: 551 Ponce De Leon Avenue NE – STEVENS & WILKINSON

The property is zoned MRC-2-C. The project includes the renovation and conversion of an existing 2-story building back to its original use as a hotel. This will include: the renovation of 55,511 SF of hotel space with 111 rooms; brick façade improvements, and a new four-story addition over one level parking at the rear of the building to replace the section of the building in disrepair on a .57 acre site.

Applicant(s): Ronald Stang - rstang@stevens-wilkinson.com

Requested Variation(s):

None requested