

Atlanta BeltLine Design Review Committee_ Updated

DATE: Wednesday, July 17, 2019

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: 1023 Grant Way SE – Susan Johnson – Metro Atlanta Permits

The property is zoned MR-3. The scope of work includes the construction of a new 1,600 SF 3 story single family dwelling on a 0.094-acre (4,077 SF) site.

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

Requested Variation(s):

- **Section 16-36.012 “Sidewalks”** – Request variation for entire section. This property is located approximately 510 feet from the proposed Beltline. There are currently no sidewalks in front of any of the existing homes. Adding a sidewalk would be an unsightly anomaly. The lot is only 4, 077 SF (Normal R5 lots are 7,500 SF) and is further restricted by storm water pipe and a sewer line through the front of the property limiting the buildable area of the lot. We are applying for a BZA Variance/Special Exception for the 20 ft transitional yard requirements found in Sec. 16-35.009(2) for properties that abut R5 zoning.

New Business: 501 Boulevard NE – Kevin Maher – Place Maker Design

The property is zoned RG-4. The scope of work includes the construction of a new 24,824 SF 4 story 27-unit multi-family for sale residential condominium units on a 0.348-acre (15,158 SF) site.

Applicant(s): Kevin Maher – creineke@placemakerdesign.com

Requested Variation(s):

- **Section 16-36.013(4)(a)(ii) “Supplemental zone”** – Request variation from the requirement that walls shall not exceed 24 inches. One wall will be 36” high max and the other wall in the supplemental zone will be 48” max. Refer to the Site Plan. The tops of both walls are at or below the sidewalk level due to the slope of the site to the rear street.
- **Section 16-36.017(3)(c)(ii) “Driveway curb cuts, driveways and parking structures”** – Request variation from the requirement of an active-use minimum depth requirement of 10 feet. Rankin Place is technically the rear of the building, but a public right-of-way. Rankin Place is also a narrow 30’ right-of-way. Do to the site grading to access the parking deck from Rankin Place, the front of the building at Boulevard is 2’ to 4’ below the sidewalk level. This change in level is not ideal for a retail or office active use. A ramp and stair are required to access the space from the sidewalk level.

New Business: 891 Ponce de Leon Avenue NE – Phillip Takacs – CoreStates, Inc. for JPMorgan Chase, R.E.

The property is zoned MRC-2-C. The scope of work includes the demolition of a 38,920 SF single story masonry building and the construction of a new 3,470SF 1 story Chase banking facility on a 0.89-acre (38,768 SF) site.

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

Requested Variation(s):

- **Section 16-36.014(7)(a)(ii) “Relationship of building to street”** – Request variation from the requirement that fenestration and entrances shall be provided for a minimum of 65 percent of the length of all street frontages. Chase Bank is requesting a 6% reduction of the required 65% minimum fenestration to achieve 59% fenestration facing Ponce de Leon Avenue.
- **Section 16-36.017(1)(b) “Driveway curb cuts, driveways and parking structures”** – Request variation from the requirement that driveway curb cuts shall not be permitted on any street that functions at the location on the right-of-way in question as an arterial street or collector street when access may be provided from a local street with the exception of hotels and hospitals. Chase Bank is requesting the existing driveway on Ponce de Leon Avenue remain as is in its current location.
- **Section 16-36.013 “Supplemental zone”** – Request variation from the requirement of a 5-foot Street Furniture and Tree Planting Zone and a 10-foot Sidewalk Clear Zone. Chase Bank is requesting a reduction of the 10’ open space to 6’ open space along the 891 Ponce de Leon Avenue property frontage with Barnett Street.

New Business: 1671 Howell Mill Road NW – Shawn Gleason – Blanchard Real Estate

The property is zoned MRC-2-C. The scope of work includes the demolition of an existing church and the construction of a new 4,200 SF 1 story retail building on a 0.37-acre (16,117 SF) site.

Applicant(s): Shawn Gleason – sgleason@blanchardre.com

Requested Variation(s):

- **Section 16-36.017(1)(b) “Driveway curb cuts, driveways and parking structures”** – Request variation from the requirement that driveway curb cuts shall not be permitted on any street that functions at the location on the right-of-way in question as an arterial street or collector street when access may be provided from a local street with the exception of hotels and hospitals. The site plan proposes a full access driveway on the side street (Holmes Street) and a single right egress only curb cut on Howell Mill.
- **Section 16-36.013(1) “Supplemental zone”** – Request variation from the requirement that 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. The site is 170 feet long (0.37 acres) and over that distance has 14 feet of fall from back to front. Because we’re keeping all the parking behind the building and given the extreme topography, we’re unable to keep the stoop elevation under 30 inches. We’re still finalizing the grading plan but are requesting a variation to allow for a stoop up to 72 inches above the adjacent sidewalk. All other portions of the supplemental zone will be within the prescribed 30 inch maximum.