

Atlanta BeltLine Design Review Committee

DATE: Wednesday, September 18, 2019**TIME:** 5:00 PM**LOCATION:** 100 Peachtree Street, NW - Suite 2300, Peachtree Conference Room
For specific directions visit <http://beltline.org/contact/>**Welcome/DRC Meeting Overview****New Business: 1231 & 1235 Booth Street, NW – KRONBERG WALL**

The property is zoned I-2. The scope of work consists of the renovation of an existing 7,000SF prefabricated metal warehouse, the demolition of the existing mezzanine, the addition of a new second floor, which will add approximately 3,000 SF with 20 parking spaces on a .32-acre site.

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

Requested Variation(s):**1. Section 16-36.020 (6)(a) – Off-street parking and loading requirements.**

This section requires office users to designate at least 5% of employee parking spaces as “carpool only.” We have already sought and been granted parking reductions for the property, permit number V-19-150, and such requirement would further reduce the limited amount of parking we are able to provide for office users. Therefore, we request that this requirement be waived.

New Business: 196 Montgomery Ferry Drive, NE – CHAPMAN COYLE CHAPMAN & ASSOCIATES, ARITECTS

The property is zoned R4/Special Use Permit U-15-13. The scope of work includes a new 1,500SF addition & renovation to the existing 10,500SF Turf Care Facility at the Ansley Golf Club. Most of the one-story existing facility will be demolished and a new two-story facility built in its place.

Applicant(s): Michael Shue - shuem@ccaarchitects.com

Requested Variation(s):

None Requested

New Business: 863 PONCE DE LEON AVENUE, NE – PLACE MAKER DESIGN

The property is zoned MRC-2-C. The project includes 1,800SF of retail, 45 for-sale condominiums (total of 42,250SF) and two-levels of parking to accommodate 69 spaces on a 0.43-acre site.

Applicant(s): Kevin Maher - kmaher@placemakerdesign.com

Requested Variation(s):**1. Section 16-36.011.2 – Site limitations**

We are requesting approval to reduce the required 20' Transitional Buffer along the adjacent public park space to 0'. The site is very narrow - approx. 45' at the rear of the property - and with the required 20' wide transitional buffer it is not possible to provide the required parking (or standard parking space dimensions) that meet City of Atlanta code. Consequently, the limitation the 20' Transitional buffer imposes upon the parking limits the density and economic feasibility of the site. Please refer to the attached Site Plan for further detail.

2. Section 16-36.012. – Sidewalks

We are requesting a reduction of the sidewalk width along Barnett Street, from the 10' to 6' as well as a reduction in the required 'Street Furniture and Tree Planting Zone' from 5' to 3'. Our request is in alignment with the existing sidewalk and 'Street Furniture and Tree Planting Zone' that is in front of the recently completed townhome project immediately to the south of our proposed development on Barnett Street. We propose to match that existing sidewalk and extend the continuity established by this precedent. It is important to emphasize that the site is very narrow and any increase in the sidewalk width will make it difficult to meet the City of Atlanta's parking standards and requirements.

3. Section 16-36.014.7. Relationship of building to street

We are seeking approval for a reduction of the non-residential fenestration along Barnett Street from the required 30% to 10.4%. As noted above, the narrowness of the site makes it very difficult to provide parking that meets City of Atlanta standards and accommodates the design requirement for an active use along to Barnett Street. We are, however, proposing to install a metal mesh screen wall detail to conceal the exposed portion of the parking deck along Barnett street.

4. Section 16-36.017(1.e) – Driveway curb cuts

We are requesting approval for two curb cuts along Barnett Street. The site is permitted to have a total of two curb cuts: one off Ponce de Leon Avenue and one along Barnett Street. We are requesting approval for (a total of) two curb cuts along Barnett Street. Approval of the two proposed curb cuts along Barnett Street not only allows for a signature retail space along Ponce De Leon, but also makes it possible to waive the need for an internal parking ramp that would eliminate much of the parking required for the proposed development.

5. Section 16-36.017.3(c.ii) – Driveway curb cuts

We are seeking approval for a non-active use along Barnett Street (behind the retail space and Residential Lobby on Ponce de Leon). As noted above, the site is very narrow and it is not practicable to provide an active use along Barnett and meet the City of Atlanta's parking standards and requirements for the proposed development. Additionally, the site also slopes down to the south (toward the dead end) making it difficult to engage an active use along this stretch of Barnett Street. We are, however, proposing to install a metal mesh screen wall to conceal the exposed portion of the parking deck along Barnett street.

New Business: 931 Monroe Drive, NE – ASK SKY

The property is zoned C2. The project is an exterior renovation to the existing Midtown Promenade retail center shops that are visible from Monroe Drive, and the scope of work includes building improvements ranging from minor exterior paint and fabric canopy upgrades, to more substantial façade material and proportion changes, and improved access to the BeltLine Corridor.

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

Requested Variation(s):

None Requested

New Business: 982 Murphy Avenue, SW – BEARINGS BIKE SHOP

The property is zoned SPI-21 SA9. The scope of work consists of the rehabilitation of two existing buildings through two phases of construction. Phase 1 will restore the roof and modify the façade of the existing Quonset hut structure, and Phase 2 will demolish and rebuild the adjacent building, as well as make site improvements to better connect the Beltline and surrounding community. The site is .856-acres.

Applicant(s): Rebecca O'mara - becky@bearingsbikeshop.org

Requested Variation(s):**1. Section 16-36.014 "Relationship of building to street"/Fenestrations – 65% minimum length fenestration for non-residential uses along the BeltLine Corridor.**

In order to maintain the historic integrity of the structures, we request an administrative variance on the required fenestration percentage for Beltline facades. We argue that the dramatic proportions of the South facing storefront and oversized overhead door will provide the desired visual interest to the Beltline corridor.