

## Atlanta BeltLine Design Review Committee

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**DATE:** Wednesday, August 21, 2019

**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: 55 Milton Avenue SE –Long Engineering, Inc.**

The property is zoned MR-4. The scope of work includes the construction of a new five story 136-unit multi-family affordable housing development with approximately 1,933 SF of non-residential space, and 180 parking spaces on a 3.43 acre-site.

Applicant(s): Leigh Farr – [Lfarr@longeng.com](mailto:Lfarr@longeng.com)

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

1. **Section 16-36.013(4)(b) “Supplemental zone”** – Request variation for the prohibition of fencing in non-residential sidewalk-level uses. A 42” fence is proposed for the retail area along Milton Avenue for possible restaurant use outdoor area.

#### **New Business: 1149 Lee Street SW –SCHROEDER ARCHITECTS**

The property is zoned MRC-2-C. The scope of work includes the renovation of an existing 15,091 SF building, that consists of new windows, new garage doors, a wood deck and canopy, a restriped surface parking lot and landscaping islands, and interior improvements on a 2.895-acre lot.

Applicant(s): Grant Jones - [gjones@schroeder-architects.com](mailto:gjones@schroeder-architects.com)

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

1. **Section 16-36.014(2b) “Relationship of building to Streets”** – Entrances shall remain unlocked during the business hours and shall be at-grade with the closest portion of the adjacent required sidewalk.

The existing building front is currently located approximately nine feet (9’) from the face of the building to the street. The existing entry to the building is located on the NE corner of the building behind an existing security fence that protects the paved asphalt areas on both the north and south sides of the building. While the gates servicing the parking areas will be open during business hours it is the owners desire to continue to allow these gates to be closed when the facility is closed to help prevent night time break-ins that have been a problem in the past. The Owner is proposing to upgrade and replace storefront at the existing entry at the NE corner. During the preliminary SAP review meeting it was suggested by staff that they understood the foot traffic/safety concerns along Lee Street, but that a new entrance at the SE corner of the south facing façade be added similar to that on the North side. From an operational perspective the suggested south facing entry is again a safety concern for the operation of the business as it forces the business owner to effectively control both entries with

limited staff. The Owner is willing to add an additional entry door and storefront at the south side but would need the entry at this door to be security controlled.

- 2. **Section 16-36.14(7a-iiia) “Relationship of building to Streets”** – Along streets the function as arterial and collector streets shall meet the following sidewalk requirements...façade must begin at a point of not more than three feet above the sidewalk, to height no less than 10’ feet above the sidewalk.

The existing East facing façade currently has no openings facing Lee Street, though it appears to have had windows on this side at some point in its past. It is our intent, if the existing structure allows, to re-open clerestory windows on this façade to allow some natural light into the space. The Beltline Overlay District guidelines would require new storefront on this façade to be a maximum 3’-0” above the existing grade, a minimum 10’-0” high in height, and openings should encompass a minimum 75% of the length of the street frontage. The height of the current canopy that overhangs the side walk is 11’-4” above finish floor. For security concerns the Owner would like to install 5’-0” tall windows at a height 6’-4” above finish floor to allow light into the space as a clerestory window.

**New Business: 1091 Tucker Avenue SW – ATLANTA LAND TRUST, INC**

The property is zoned RG-3-C. Located in the Oakland City Historic District, the project includes 23 residential units, 5 townhomes, 12 single story flats and 6 two-story units, all for sale and 100% affordable on a 1.8-acre site.

Applicant(s): Amanda Rhein - [arhein@atllandtrust.org](mailto:arhein@atllandtrust.org)

**Requested Variation(s):**

- 1. **Section 16-36.017(1a) “Driveway curb cuts, driveways and parking structures”** - Shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works.

In order to achieve fire truck access required per the COA Fire Reviewer, we are requesting to increase the 2 curb cuts on our frontage from 24’ to 26’. Total lot frontage length is 358’.

- 2. **Section 16-36.012 “Sidewalks”** – A minimum 10’ width sidewalk clear zone.

As there are multiple old growth trees along the street frontage of our property that we are trying to save, we are requesting to modify the sidewalk clear zone from 10’ to 6’, which is in keeping with the surrounding residential streetscapes, see images provided. Additionally, there are currently no provided sidewalks on any other property on Tucker Avenue that we would be tying into. We are also proposing to take the Street Furniture & tree planting zone from 5’ to 0’ against the street as it also helps keep the sidewalk from encroaching on the structural root zone of the existing trees along the frontage of the property. Street furniture such as benches, bike racks, trash receptacles, etc. will be provided to the inside of the sidewalk where they will not affect tree root zones and will be of the type specified by the director of the bureau of planning in accordance with uniform design standards utilized by the director for placement of such objects in the public right-of-way.

**New Business: 1072 Memorial Drive SE – EDWARD ENGINEERING CONSULTANTS, LLC**

The property is zoned MRC-3-C. The proposed project consists of a new, 2-story 7,500SF mixed use building with a café and retail on the first floor, and office on the 2<sup>nd</sup> floor with 19 parking spaces on a 0.35-acre site.

Applicant(s): Kevin Edwards - [kevinedwardspe@gmail.com](mailto:kevinedwardspe@gmail.com)

**Requested Variation(s):**

- 1. Section 16-36.013(2) “Supplemental Zone”** - Plaza’s terraces, porches and stoops within the supplemental zone shall have maximum finished floor of 30” above finished-grade unless existing topographical considerations render this requirement unreasonable.

The applicant seeks a variation to cantilever the second floor of the building with an overhang above the 5-foot supplemental zone. This cantilevered overhang will be approximately 12-feet above the supplemental zone, thus even greater than the 8-foot minimum allowed by code. This cantilevered section of the building will pull the second floor in a manner where the users feel closer to the street and further activate that section of Memorial Drive without encroaching into the clear sidewalk zone that will be used by pedestrians. This overhang will have no impact or impede the clear sidewalk zone.

- 2. Section 16-36.012 “Sidewalks”** - Public sidewalks shall be located along all public streets and shall have the minimum Width of 10’.

The applicant seeks a variation to reduce the clear sidewalk zone along Wilbur Avenue from 10-feet wide, down to 6-feet in width. Wilbur Avenue transitions from the MRC-3 district towards a single-family residential R-5 zoning district heading to the north from our project on Memorial Drive. All of the existing sidewalk heading north on Wilbur Avenue matches the residential City of Atlanta street width for 6-foot clear sidewalk zone. We propose to incorporate the new 5-foot street furniture/tree zone along our property frontage but would like to maintain a matching 6-foot sidewalk continuing along Wilbur Avenue. This will maintain the uniformity of the residential nature of Wilbur Avenue.

- 3. Section 16-36.020(3a) “Off-Street Parking & Loading requirements”** – The number and size of off-street loading spaces required shall be determined by the underlying zoning.

The applicant seeks to place one (1) 12’ wide by 35’ long loading zone/space within the parking lot, managed at off peak hours by the property management. The single drive access for the development will be on Wilbur Avenue. With the transition yard from MRC-3 district towards the adjacent single-family residential R-5 zoning district requiring a 20-foot reserved area – this leaves only the building and the required parking spaces on this 0.35-acre lot. With the limited space remaining, we are challenged with opportunities to reserve a 12’ wide by 35’ long loading zone that will be used only on specified times by the management of this building. With that being the case, the management can plan loading times and operations to be at off-peak times where it would not conflict with the office & retail use proposed.

**New Business: 1247 Ralph David Abernathy SW – PLACE MAKER DESIGN**

The property is zoned C-1-C. The project consists of nine new three-level townhomes on 0.476-acre site.

Applicant(s): Kevin Maher - [kmaher@placemakerdesign.com](mailto:kmaher@placemakerdesign.com)  
Chad Reineke - [creineke@placemakerdesign.com](mailto:creineke@placemakerdesign.com)

**Requested Variation(s):**

- 1. Section 16-36.012 "Sidewalks"** - Public sidewalks shall be located along all public streets and shall have the minimum Width of 10'.

Allow sidewalk on the side street, Atwood Street, to be 6' instead of the required 10' per the Beltline: Sidewalk and Supplemental Zone Table. The existing sidewalks on Atwood Street are 6' wide and are located at the curb line. We propose a 5' Street Furniture and Tree Planting Zone with a 6' wide sidewalk along our portion of Atwood Street. The 6' sidewalk is more in character with sidewalks on Atwood Street. We propose a 10' sidewalk along Ralph David Abernathy Boulevard. Both sidewalks will taper to existing sidewalks.