

DETAILED A G E N D A – DRC ONLY_
Atlanta BeltLine Design Review Committee

DATE: Wednesday, March 18, 2020

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: 112 Krog Street NE - ASDJSKY

The property is zoned C-2. The proposed project includes the conversion of a segment of the existing Stove Works building, and loading dock/hall to a breezeway with stairs that connects the beltline to Stove Works pedestrian plaza, and facade improvements to the existing Stove Works building exterior.

Applicant(s): Alan Crowley - acrowley@asdnet.com

Requested Variation(s):

None

New Business: 1504 Ralph David Abernathy Boulevard SE – TRIUMVIRATE DESIGN, LLC

The property is zoned NC-15. The scope of work includes interior and exterior improvements to a 1,231SF existing building for a commercial use.

Applicant(s): Chad Reineke - chad_reineke@yahoo.com

Requested Variation(s):

1. **Section 16-36.013 “Sidewalks and Supplemental Zone Table”**- Public sidewalks shall be located along all public streets and shall have the minimum widths specified in the beltline sidewalk and supplemental zone table. Sidewalks shall consist of two zones: a street furniture and tree planting zone; and a clear zone. The following regulations shall apply to all public sidewalks: sidewalk clear zone minimum width - 10 feet.

Variation: We would like to ask for the 10'-0" clear sidewalk zone to be reduced to 8'-6" to match the existing neighbor's sidewalks.

2. **Section 16-36.012(2) “Sidewalks”** - Street trees: are required as indicated in the beltline sidewalk and supplemental zone table. Street trees shall be planted a maximum of 30 feet on center within the street furniture and tree planting zone and spaced equal distance between streetlights.

Variation: We have no issue planting ground cover; however, street trees would block our already minimal building from street view and possibly block the view of oncoming traffic for our discharge curb cut.

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3. **Section. 16-36.013(a) "Sidewalks and Supplemental Zone Table"**- The supplemental zone shall have the minimum widths specified in the beltline sidewalk and supplemental zone table. 0 or 5 feet** (** five feet minimum required when located adjacent to sidewalk-level residential uses or located along streets which function as an arterial or collector; otherwise no supplemental zone requirement.

Variation-A: We would like to reduce the supplemental zone to 0'-0" due to our existing renovated structure already being set back 46'-6" from the curb and to allow front site parking similar to 1492 RDA to the left of us.

Variation-B: In addition to above we would like to flip the sidewalk zone and street planting zone, to align with the existing sidewalk in the neighborhood.

New Business: 105 McDonough Boulevard SE – FLIPPO CIVIL DESIGN

The property is zoned MRC-2-C. The project consists of the redevelopment of an existing 1,020 SF convenience store to include, a new corrugated metal building skin, new glass storefronts, a new trellis feature and a fenced patio.

Applicant(s): Paul Flippo – Paul@flippocivil.com

Requested Variation(s):

1. **Section 16-36.013 "Sidewalk and Supplemental Zone" – 5' Tree Planting, 10' clear zone, and 5' Supplemental Zone.**

Variation: The applicant is seeking a streetscape reduction on both street frontages to reduce the required sidewalk from 10' to 8', and to relocate the 5' tree and furniture zone to the edge of sidewalk opposite street curb due to GA DOT restrictions.

2. **Section. 16-36.017 (3cii2). "Driveway curb cuts, driveways and parking structure"** - Along streets that function as arterial streets and collector streets, sidewalk level uses with street frontage shall only be retail, office, institutional, or residential. Said uses shall be provided for a minimum depth of 20 feet from any building façade along the public sidewalk.

Variation: The project proposes sidewalk level restaurant use within the footprint of the existing building.

3. **Section 16.36.016(1) "Dumpster and Loading"** - Dumpsters and loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground level or sidewalk level outdoor dining area, public sidewalk or public right-of-way.

Variation: Due to the geometry of the site and position of existing building, the dumpster will be visible from the plaza, dining area, and right-of-way but will be adequately screened with fencing and/or screen wall.

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4. **Section 16.36.016(3ac) “Dumpster and Loading”** - Building mechanical and accessory features shall be located to the side or rear of the principal structure and shall be in the location of least visibility from the public right-of-way and shall not be permitted between the building and any public street.

Variation: Due to the geometry of the site and position of existing building, the new cooler addition at the rear of the building will be visible from the plaza, dining area, and right-of-way.

5. **Section 16.36.011(11eii) “Site Limitations”** – Building shall have a minimum façade height of 24 feet along each façade adjacent to the any sidewalk, or supplemental zone.

Variation: *The proposed building is less than 24 feet.*

New Business: 1015 Boulevard SE – BROCK HUDGINS ARCHITECTS

The property is zoned MRC-3-C. The project consists of 321 new multi-family units with 357 parking spaces on a 3.518-acre site. There will be 15% of the total units at 80% of AMI for affordable housing units.

Applicant(s): Ben Hudgins – bhudgins@brockhudgins.com

Requested Variation(s):

None

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New Business: 547 Winton Terrace NE - SELF

The property is zoned MR-MU. The project consists of the development of a new eight (8) unit multi-family building on a 0.22-acre site with eight parking spaces.

Applicant(s): Arseni Zaitsev – senya@sunnyetc.com

Requested Variation(s):

1. **Section 16-36.013 “Supplemental Zone” – Along streets that function as local streets shall be a minimum width of five street.**

Variation: To reduce the zone from 5’-0 to 0’0 feet to be consistent with existing conditions

2. **Section 16-36.012 “Sidewalks” – A street furniture and tree planting zone and clear zone.**

Variation: To eliminate a street furniture & tree planting zone and a clear zone by aligning with current fabric of sidewalk and adjacent properties along the south edge of Winton Terrace.

3. **Section 16-36.012 “Off-street parking requirements”- Off-street surface parking shall not be located between a principal structure and the street.**

Variation: To allow one accessible parking space between the front of the building and the street due to the significant change in the topography after the first 30 feet from Winton Terrace. The grade after 30’ exceeds all ramp maximums for accessibility slope. Space would be reserved in the event accessible parking is needed.

New Business: 2025 Peachtree Road NE – THE GIBSON COMPANY

The property is zoned C-3. The project consists of a 5-story 76,530SF medical office building and a 257-space parking deck to be located on the front/western portion of 2025 Peachtree Road, which is currently used for vehicle maneuvering and surface parking areas associated with the Darlington Apartments.

Applicant(s): Jordan Edwards - jordan@glawgp.com

Requested Variation(s):

None

New Business: 579 - 595 Boulevard NE – WINGATE CAPITAL ASSOCIATES

The property is zoned RG-4. The scope of work for this phase, which is a part of the Wingate Company's Redevelopment Plan, includes a newly constructed mid-rise apartment with 88 units with efficiencies, one, two- and three-bedroom floorplans. It will serve families with incomes at or below 60% of the AMI and will have a project-based Section 8 HAP contract that will cover 100% of the units.

Applicant(s): Roderick Teachey - rteachey@wingatecompanies.com

Requested Variation(s):

None

New Business: 442 Cain Street NE – THE VIEW@442

The property is zoned C-2. The scope of work involves the conversion of an existing-single family resident to a 7,092SF full-service restaurant.

Applicant(s): Jonathon Burns - theview442@gmail.com

Requested Variation(s):

None