

Atlanta Beltline Design Review Committee

DATE: Wednesday, August 19, 2020
TIME: 5:00 PM
LOCATION: COVID-19 Update – Virtual Meeting

Welcome/DRC Meeting Overview

New Business: 1134 RALPH DAVID ABERNATHY BLVD – A’VANT ARCHITECTURE

The property is zoned R-LC. The scope of works includes the construction of a new 1,827SF one-story beauty salon on a 0.206-acre site with seven parking spaces.

Applicant(s): Sonia Muhammad - avantarchi@gmail.com

Requested Variation(s):

1. **Section 16-36.012 – Sidewalks: 5' street furniture zone, a 10' clear zone, and a 5' supplemental zone.**
The applicant would like to maintain the existing sidewalk.

New Business: 195 Chester Avenue, SE – THE GALLOWAY GROUP

The property is zoned I-1, and the proposed rezoning designation is MR-4. The scope of work includes the construction of 52 condos and 33 Triplex for sale units with 95 parking spaces on a 2.28 acres site.

Applicant(s): Laurel David - laurel@glawgp.com
Ben Skidmore - ben.skidmore@kimley-horn.com

Requested Variation(s):

1. **Section. 16-36.013. - Supplemental zone and Sidewalk Table.**
The BeltLine Sidewalk and Supplemental Zone Table specifies a minimum 5-ft street furniture and planting zone with a minimum 10-ft sidewalk clear zone. As shown on the site plan, the 20-ft required BeltLine setback will be provided instead with an 8-ft street furniture and planting zone with parallel on-street parking, a 7' sidewalk clear zone, and a 5' supplemental zone, as requested by and coordinated with the neighborhood.

New Business: 981 Huff Road NW – EMPIRE COMMUNITIES

The property is zoned PD-MU. The scope of work includes the construction of 174 for-sale residential units over 3-tracts of land. Tract A has total of 71 units (1BR -19, 2BR -33, 3BR -19), Tract B has total of 40 units (1BR -10, 2BR -20, 3BR -10), and Tract C has total of 64 units (1BR -9, 2BR -34, 3BR -21) with 387 parking spaces on a 5-acre site.

Applicant(s): Saba Loghman - sloghman@empirecommunities.com

Requested Variation(s):

- 1. Section 16-36.013 – 5’ Tree Planting Zone, 10’ sidewalk, and 5’ Supplemental zone.** Variation to allow on-street parking and reduced sidewalk clear zone width along Boyd Avenue, English Street, and Booth Avenue thereby allowing for parallel parking + 5’ tree planting + 6’ sidewalk clear zone + 5’ supplemental zone.
- 2. Section 16-36.013 – 5’ Tree Planting Zone, 10’ sidewalk, and 5’ Supplemental zone.** A variation to allow reduced sidewalk clear zone width along Fairmont Avenue, thereby allowing for 5’ tree planting + 6’ sidewalk clear zone + 9’ supplemental zone.
- 3. Section 16-36.013 – 5’ Tree Planting Zone, 10’ sidewalk, and 5’ Supplemental zone.** A variation to allow reduced sidewalk clear zone width along Division Street, thereby allowing for 5’ tree planting + 6’ sidewalk clear zone + 9’ supplemental zone.
- 4. Section 16-36.013 (4a)ii – Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.** A variation to allow retaining walls within the supplemental zone along English Street, Booth Avenue & Division Street.
- 5. Section 16-36.014(7b) - Street and BeltLine Corridor fronting residential uses and non-residential uses along local street, etc. Fenestration and entrances shall be provided for a minimum of 30 percent of the length of all street frontages.** A variation to allow less than 30 percent fenestration along the sides of the corner units on Buildings C, H, K, L, N, O & Q.
- 6. Section 16-36.017(3cii) – Minimum active depth of 10’.** A variation for an exemption to the 10’ required active use depth on residential units fronting public right-of-way. The corner units on Buildings C, H, K, L, N, O & Q, the required 10’ active use depth complies for the primary street frontage. However, due to standard townhome design having the location of the garage in the rear of the home, and to maintain a consistent product type across the site, the active use requirement will not be met for the street frontage facing the side of these units.