

A G E N D A

Atlanta BeltLine Design Review Committee

Date: June 12, 2020

Re: **June 2020 Meeting/** There was one application filed for the June 17, 2020 DRC Agenda. The Committee elected to review the case electronically in lieu of hosting a zoom meeting on the June 17th. Below is the DRC's recommendation.

New Business: 159 ARMOUR DRIVE, NE GIBEON CONSULTING GROUP

The property is zoned I-1. The primary portion of the existing building is 32,644SF with a small addition of 8,894SF added in 1965. The scope of work includes demolishing the existing mezzanine, and adding a second floor, adding approximately 17,356SF, for a total 50,000SF of office space and a 3,700-roof deck. Other exterior work includes new window and door openings, a new outdoor patio, a new canopy, new streetscape, and improved surface parking lots with landscaping and trees, and

Applicant(s): Harold Singer - haroldsinger@hotmail.com

Requested Variation(s):

1. Section 16-36.013(2) – Supplemental Zone.

This section states "Plazas, terrace, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished-grade unless existing topographical considerations render this requirement unreasonable." This project is for the renovation of an existing building which has a finish floor height of 4'-0" above existing grade, with the grade falling an additional 2' from the face of the building existing curb. We are proposing to remove an existing entry stoop, to be replaced with a generous street-facing covered patio at the same height. Constructing the patio at the same height as the existing finish floor allows the patio to be accessible from the lobby and main floor of the building, accessed via a ramp from the ADA parking space. Due to the existing grade, existing floor height, and desired accessibility of the front patio, we request the 30" height requirement be waived.

2. Section 16-36.017(1) – Driveway curb cuts, driveways and parking structures.

This section states that development with only street frontage, which is less than 300' in length, shall have a maximum of one (1) driveway curb cut. This project reuses and improves the existing parking areas on each side of the existing building, which includes two (2) unimproved, wide curb cuts. The existing building, which is to remain, is built to the lot in the rear of the parcel, preventing the two existing parking areas from being connected or accessible to one another. We are proposing to improve the two existing curb cuts by minimizing them to 24' and adding landscaped areas and sidewalks as prescribed in the BeltLine Overlay District.

Recommendation: The DRC supports the two variations are requested above and finds no objections with this SAP.