

December 16, 2020

A G E N D A

DATE: Wednesday, December 16, 2020

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

Welcome/DRC Meeting Overview**NEW Business: 45 Bennett Street, NW – CONTINEO GROUP**

The property is zoned C-1. The scope of work includes demolishing an existing building due to a roof structure failure and rebuilding this section with a two-story 15,118 SF building.

Applicant(s): Gigi Arnett - gigia@thecontineogroup.com

Requested Variation(s):

None Requested

NEW Business: 70 and 72 Boulevard SE - ROYAL OAK DEVELOPERS

The property is zoned R-5. The scope of work includes a new 3-story duplex townhome totaling 2,306 SF on each side with a one-car garages.

Applicant(s): Melissa LeClair - melissa@royaloakusa.com

Requested Variation(s):

1. **Section 16-36.012** – Sidewalk.

The neighboring lot was approved for a 5' sidewalk rather than 10'. Our sidewalk will be connected to their new sidewalk, so for continuity we would like to continue with the 5; sidewalk on our side as well.

2. **Section 16-36.017 (3cii 5)** – Entrances to garages and carports that serve a single residential unit, and which are located less than 20 feet behind the façade of the principal structure, shall face the rear yard or a side yard which has no street frontage.

Given the lot size, a side or rear entry garage is difficult to achieve; hence, the front entry garage has been designed to complement the planned windows and integrate into the overall design to not appear like a traditional garage entry.

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NEW Business: 1136 Sylvan Road, SW – NUOVA PROPERTIES, LLC

The property is zoned I-1-C and is in the process of being rezoned to MRC-1. The scope of work includes: a new 1,800 SF neighborhood bistro-style Italian restaurant with a rooftop and basement, along with 580 SF of covered patio space, and 6 on-site parking spaces with the balance of parking to provided offsite on a 0.24-acre site.

Applicant(s): George DeMeglio - GDEMEGLIO3@GMAIL.COM

Requested Variation(s):

- 1. Section 16-36.011.11(eii)-** A minimum façade height of 24 feet as measured from the sidewalk level.

Given the small size of the lot and the available area for parking, the building is limited to one story with a roof-top deck. As such, a façade height of 24’ is not viable. The proposed design reflects a 21’ high façade.

- 2. Section 16-36.019(2a)-** All parking bays shall be terminated with a landscape strip a minimum width of five feet and equal to the length of the parking bay.

Given the small size of the lot, a hardship will be created through the loss of one of the six proposed parking spots should a 5’ landscape zone be required adjacent to the 15’ wide sidewalk/supplemental zone.

Since a full Street Furniture and Tree Planting Zone of 5’ and Sidewalk Clear Zone of 10’ are provided, the applicant is seeking a variation from the 5’ landscape zone where adjacent to the supplemental zone

- 3. Section 16-36.014.7 -** Requires a 65% minimum length of fenestration for non-residential uses on collector Streets or adjacent to the BeltLine Corridor.

The proposed structure has approximately 30 ft of frontage along the Beltline Spur Trail, 35% of which is fenestration. The balance of the area abutting the Beltline setback area is covered patio.

Given the small size of the lot and enclosed structure, compliance with the fenestration requirement along the street frontage, and consideration of the adjacent covered patio area, the applicant is requesting relief from the 65% fenestration requirement along the Beltline spur trail.

NEW Business: 1856 Piedmont RD, NE – BARFIELD CONSULTANTS

The property is zoned C-2. The scope of work includes the demolition of an existing service station/convenience store to be replaced with new service station/ convenience store with seven parking space a 0.41-acre site.

Applicant(s): Dianne Barfield - barfieldconsult@aol.com

Requested Variation(s):

None requested

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NEW Business: 49 Airline Street, SE – FLIPPO CIVIL DESIGN

The property is zoned PD-MU. The scope of work includes the construction of a 4-story, 16-unit micro hotel on a 0.07-acre site.

Applicant(s): Paul Flippo - paul@flippocivil.com

Requested Variation(s):**1. Section 16-36.012 – Sidewalk**

Reduce required sidewalk clear zone from 10' to 3' - A minimum of 10' separation must be maintained between the building and the parking per Georgia Fire Code. The remaining space is not adequate to meet both the clear zone requirements and the ADA path requirements. The 3' distance is required for ADA compliance. Extending the sidewalk further North of the property is not possible due to the presence of an existing brick structure located against the street curb immediately North of the project.

2. Section 16-36.013 – Sidewalk and Supplemental Zone/ 5' street furniture zone, 10' clear zone, and 5' supplemental zone.

Reduce the required furniture/tree planting zone from 5' to 6" inches along Airline Street - ADA requires a minimum of 36" walking path, and the reduction was specifically authorized as a condition of the PD-MU zoning.

NEW Business: 678 Edgewood Avenue, SE – FLIPPO CIVIL DESIGN

The property is zoned PD-MU. The scope of work includes 114 multi-residential units, 90,555 SF mixed-use development with approximately 13,500 SF of Beltline-facing ground-level commercial space on a 0.62-acre site. There is no new parking proposed. Parking requirements will be met in the existing parking structure immediately west of the project site within the Studioplex campus.

Applicant(s): Paul Flippo - paul@flippocivil.com

Requested Variation(s):**1. Section 16-36.012 – Sidewalk.**

The bridge contains an existing 6' wide sidewalk that is bound by short curb wall to the south (between the sidewalk and drive lane), and by a protective fence to the north. There are no Edgewood avenue sidewalk improvements proposed.

2. Section 16-36.013 – Sidewalk and Supplemental Zone/ 5' street furniture zone, 10' clear zone, and 5' supplemental zone. The supplemental zone is more than 20' beneath the Edgewood Avenue sidewalk zone; therefore, the following variations are requested:

- a. Section 16-36.013(1):** The supplemental zone shall be no more than 30 inches above the adjacent public sidewalk for a minimum linear distance of 15 feet from the nearest edge of the adjacent sidewalk or BeltLine Corridor unless existing topographical considerations render this requirement unreasonable.

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- b. **Section 16-36.013(2):** Plazas, terraces, 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.
- c. **Section 16-36.013(3):** Adjacent to all uses: Shall provide a pedestrian walkway with a minimum width of four feet through said supplemental zone to connect to the adjacent required sidewalk. Said walkway shall be perpendicular to the street unless topography prohibits.
- d. **Section 16-36.013(4):** Fences and Walls - For all sidewalk-level residential and outdoor dining uses (including adjacent to the BeltLine Corridor), fences shall not exceed 42 inches in height, and walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.

3. **Section 16-36.014** – Relationship of building to street.

The building's primary entrances, lobby, and balconies will be located interior to the property and facing east and west, rather than facing Edgewood Avenue; therefore, the following variations are requested:

- a. **Section 16-36.014(2)** - The primary pedestrian entrance to all sidewalk-level uses with public street, private street or BeltLine Corridor frontage shall be architecturally articulated, face, be visible from, and be directly accessible from said required sidewalk along such street or BeltLine Corridor.
- b. **Section 16-36.014(3)** - All residential uses not located at sidewalk-level shall have pedestrian access to the required public sidewalk via a lobby fronting and accessible from said sidewalk.
- c. **Section 16-36.014(7)** – Reduce the Edgewood Avenue fenestration from the required 30% to 17%. The elevation length is 46' and total glazing length is 8'.

4. **Section 16-36.022** – Bridges, tunnels, buildings, and parking structures are prohibited when located above or below the BeltLine Corridor, public streets, private streets which function as public streets, or other public rights-of-way unless granted an administrative variation subject to the following: (a) there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, topography, subsurface conditions, or overhead structures; (b) such conditions are peculiar to the property in question; and (c) relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

An elevated structured sidewalk connection is proposed to connect the southernmost building stair to the Edgewood avenue sidewalk. The sidewalk will connect through an intermediate stair landing (approx. Elev 929.75) to the existing sidewalk at elevation 932.0. The stair will be secured and used solely for resident access. Three-to-four risers will be required. It is not clear if a variation to this section will be required since the elevated portion of the new sidewalk connection will occur within and above the on-grade portion of the public right-of-way.

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NEW Business: 40 Boulevard SE – RCC, LLC

The property is zoned C-2-C. The scope of work includes the construction of 10 for-sale townhomes that are a part of mixed used development. The mixed-use development including the townhomes were reviewed originally by the DRC in September 2018. The applicant is seeking additional variations.

Applicant(s): Lindsay Jonker - ljonker@davinci-dev.com

Requested Variation(s):

1. **Section 16-36.013** - Sidewalk and Supplemental Zone/ 5' street furniture zone, 10' clear zone, and 5' supplemental zone.

Daniel Street Sidewalk for Proposed Townhomes: Current setback includes 5' for clear zone, 5' for planting zone, and 10' for Beltline Overlay – a total of 20'. This is wider than the ROW, and both neighbors have total setbacks of less than 10'. We are requesting a total setback of 12'.

2. **Section 16-36.017(1e)** – Maximum permitted number of driveway curb cuts for each development, subject to the provisions of subsection 16-25.002(3); (1) Developments with only one street frontage, which is less than 300 feet in length: One; (2) Developments with only one street frontage, which is greater than or equal to 300 feet in length: Two; and (3) Developments with more than one street frontage: One located on each street frontage;

Curb cut on Gartrell Street: A curb cut is requested for the one-way drive aisle into the private on grade townhome parking garage. This is the second curb cut on Gartrell St. Gartrell St. is not a collector road and is residential in nature.

3. **Section 16-36.017(3cii)** – Shall meet an active-use depth requirement from said parking structure façade at sidewalk-level, except at ingress and egress points into said parking structures. Residential uses have minimum depth of ten feet

Daniel Street Elevation of Proposed Townhomes: A reduction of the active uses requirement for shielding parking structures from streetscapes. The current requirement requires 10'. A reduction to 8'-9" would enable us to maintain active uses on the streetscape.

4. **Section 16-36.014(7)** – Requires a 30% minimum length fenestration for residential uses on local streets.

Daniel Street Elevation of Proposed Townhomes: Variation to allow less than 30% fenestration on the ground floor, which is for the entrances of the houses. The proposed townhome elevations across the total 4 stories of the building facades would meet the required percentage.

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NEW Business: 825 Warner Street, SW – PERMIT SOLUTIONS, INC

The property is zoned I-1-C. The scope of work includes the construction of a new 22,600 SF building for the Trees Atlanta Urban Ecology Center on a 3.17-acre site with 53 parking spaces and 22 bike parking spaces.

Applicant(s): Patti Wallis - pwallis@psi-atl-ga.us

Requested Variation(s):

1. **Section 16-36.013** – Sidewalk and Supplemental Zone/ 5' street furniture zone, 10' clear zone, and 5' supplemental zone.

A request to not provide a streetscape on Biglin Avenue. Though a public right-of-way, Biglin Avenue is limited in its functionality. Biglin Avenue is not a through street. It dead ends into the property north of 825 Warner Street, and the street is barricaded with a chain-link fence. There is currently no sidewalk or street enhancements on Biglin Avenue. With the multiple functions happening on site, it is imperative to the safety of visitors and pedestrians that vehicular traffic is straight forward and clearly segregated. As such, we are proposing three curb cuts total, two of which are on Warner Avenue, and one on Biglin Avenue. The curb cut on Biglin Avenue leads to the working yard, where staff and delivery persons will be loading and unloading trees, and performing various other activities supporting tree planting operations. This is not a public space, and as such public and pedestrian access is not encouraged. Placing the entrance to the working yard on Biglin Avenue made logical sense, in part because it is a dead-end street with low use, and there is no sidewalk along this street. There is also a 20' x 20' Southern Bell Utility Easement approximately 7' from the street edge of Biglin Avenue. This would create a disruption in any planned streetscape, which at this time leads to a dead end. Finally, there is a 44" Oak tree, approximately 44' from Biglin Avenue's street edge that Trees Atlanta would like to preserve.

2. **Section 16-36.017 (1eiii)** – Developments with more than one street frontage are allowed one curb-cut on each street frontage.

A request to add a second curb-cut to Warner Street. As previously mentioned, because of the multiple functions happening on site, it is imperative to the safety of staff, visitors, and pedestrians that vehicular traffic is straight forward and clearly segregated. We are proposing three curb cuts total, two of which are on Warner Avenue, and one on Biglin Avenue. The two curb cuts on Warner Street connect to public parking, and the one required loading zones (16-36.015). The loading zone, warranting the curb cut, gives the most direct, and safest access to the doors leading to the building lobby.

Section 16-36.020 (5b) – Off-street parking lots shall not be between the building and the street without an intervening building.

A request to have surface parking between the building and the street. The zoning requirements for parking results in 62 spaces on-site. Given the parcel is a corner lot, and the need for a clear, safe ways to enter the site as a vehicle or pedestrian, the options were limited as far as avoiding a surface lot between the building and street. The proposed design complies with Sec. 16-36.020(5.b) on the more active streets and addressed street, Warner Street and Allene Avenue. Give the limited use of Biglin Avenue (as noted above), we feel the proposed site is still within the spirit of section 16-36.020(5.b).