

A G E N D A

DATE: Wednesday, August 18, 2021**TIME:** 5:00 PM**LOCATION:** COVID-19 Update – Virtual Meeting

*The DRC meetings are open to the public; however, there is not a public hearing component in these meetings. If you have comments to share with the DRC regarding a particular application, please submit your written comments to lreid@atlbeltime.org prior to the meeting date. **Written comments must be submitted** by 4pm on the Tuesday prior to the public meeting and will be shared with the DRC.*

New Business: 1901 Peachtree Road NW - TROUTMAN PEPPER

The property is zoned C-3-C and R-4. The scope of work includes a new a custom-designed 5,862SF Chick-fil-a restaurant with a drive-through facility in the rear of the property with 48 stacking spaces, 40 off-street parking spaces, improved streetscape, and landscaping on a 1.812-acre site.

Applicant(s): Jenna Lee - jenna.lee@troutman.com

Requested Variation(s):

None requested

New Business: 600 Memorial Drive, SE – MAS REPUTABLE DEMOLITION SERVICES, LLC

The property is zoned HC-20A-SA5. The scope of work includes the demolition and removal of an existing one-story building located in the Cabbagetown Landmark District.

Applicant(s): Jessica Moon - masrepdemoservices@gmail.com

Staff Identified Variation(s):

1. **Section 16-36.006** – Any structure 50 years or older shall not be demolished for the purpose of creating open space. All requests for demolition of buildings 50 years or older shall include concept plans for the redevelopment of the property that are sufficient to obtain an SAP for the development of the new structure. The applicant has indicated that the structure is incredibly dilapidated, and has become unsafe.

New Business: 1020 White Street, SW – Ackerman & CO.

The property is zoned 1-MIX-C. The scope of work includes removing a segment of the existing surface parking lot located in the rear nearest the BeltLine Westside Trail and replacing it with an out-door expansive lawn amenity that will include enhanced landscaping, a pavilion, two vertical shipping containers, and a gravel paved plaza area for outdoor dining with stadium steps and ADA access that will connect to the future food hall area.

Applicant(s): James Eyre - jeyre@ackermanco.net

Requested Variation(s):

1. **Section 16-36.011(3a) – Properties is adjacent to the BeltLine Corridor** Shall have a minimum 20-foot-wide buffer along any part of the property adjacent to the BeltLine Corridor. Said buffer shall be completely landscaped excluding walkways, benches and other such recreational features as approved by the director of the bureau of planning.

This request is to allow the construction of a small (20' square) open air pavilion for covered seating and entertainment at the Lee+White Great Lawn in the required 20-foot-wide buffer adjacent to the Beltline Corridor. With over 400' of frontage on the Beltline Corridor, this encroachment results in minimal impact to the overall easement area.

New Business: 415 Bill Kennedy Way, SE – LONG ENGINEERING

The property is zoned PD-MU. The scope of work includes the construction of a four-story 8,885SF office building with a lower-level garage with five parking spaces on a 0.12-acre site.

Applicant(s): Tuan Duong - tduong@longeng.com

Requested Variation(s):

1. **Section 16-36.012(2)** - 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. All plantings, planting replacement and planting removal shall be approved by the city arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or liriopie spicata or shall be paved as approved by the director of the bureau of planning.

This is a request to allow for street trees to be planted on the adjacent lot owned by Fulton County instead of the subject property on Faith Avenue and remove the need for street trees on Bill Kennedy Way. On Faith Avenue, there is an existing 10-foot side BeltLine spur within the property and access easements in front and behind the property. Adding street trees will require a furniture zone, which will encroach upon the BeltLine Spur and easement. On Bill Kennedy Way existing power poles, bus stop infrastructure, and water line prevent the planting of trees.

2. **Section 16-36.013 – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone.**

This is a request to reduce the street furniture zone from 5' to 0' feet on Bill Kennedy Way and Faith Avenue. On Faith Avenue, access easements and the BeltLine spur limits the construction of a street furniture zone. There is not enough width remaining to allocate 5 feet without encroaching into the easement. On Bill Kennedy Way, existing tree islands extend beyond the curb. Adding a street furniture zone will cause

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discontinuity in the tree alignment. Existing power poles, bus stop infrastructure, and water line prevents the planting of trees.

- 3. **Section 16-36.013** - BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to reduce the supplemental zone from 5’ to 2.89’ on Bill Kennedy Way. On Bill Kennedy Way, there is 13.4’ between the curb and the building. Since the sidewalk will be widened to 10’, the remaining width is not enough for a full supplemental zone.

New Business: 568 Trabert Avenue, NW – KIMLEY-HORN AND ASSOCIATES, INC

The property is zoned MR-4B-C. The proposed scope of work includes the construction of 33 three-story townhomes with 40 parking spaces on a 1.53-acre site.

Applicant(s): Kathryn Jenkins - kathryn.jenkins@kimley-horn.com

Requested Variation(s):

- 1. **Section. 16-36.013** - BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to reconfigure the 20’ streetscape requirement. 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 by 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.

- 2. **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.

This is a request to exceed the 30’ maximum height. The last two units on the low side of the street exceed 30” maximum height allowed above finished-grade due to existing road topography.

- 3. **Section 16-36.017(1ei)** - Maximum permitted number of driveway curb cuts for each development, subject to the provisions of subsection 16-25.002(3): Developments with only one street frontage, which is less than 300 feet in length, only one curb cut is permitted.

This is a request for an additional curb-cut. The total street frontage for the project parcel is 290 feet, which would allow only one driveway curb cut. To provide adequate circulation for fire access, a variation is being requested for two 20 feet curb cuts, each allowing for two-way traffic.

New Business: 972 Berne Street, SE – SOUTHWYCK HOMES

The property is zoned PD-H. The scope of work includes the construction of one for-sale single family home on 0.17-acre site.

Applicant(s): Ed Pease - ed.pease@southwyckhomes.com

Requested Variation(s):

1. **Section 16-36.017 (3cii)** - Façades along the BeltLine Corridor, any public right-of-way, public park, or private street
2. **Section 16-36.017 (3cii5)** - 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.

A side entry garage cannot be installed due to the lack of sufficient room for a car to turn around. Nor can a rear entry garage be installed due to the topographical changes on the lot. The rear of the lot is considerably higher than the front.

New Business: 575 and 585 Boulevard Place, NE – MCMILLAN PAZDAN SMITH ARCHITECTURE

The property is zoned MR-4A-C. The scope of work includes the demolition of existing buildings, and the construction of 34 new rental residential units with 25 basement parking space on a 0.53-acre site.

Applicant(s): Daniel Patki - dpatki@mcmillanpazdansmith.com

Requested Variation(s):

1. **Section 16-36.013** - BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to reduce the clear zone on Boulevard Place from 10’-0” to 6’-0”. Boulevard Place NE is a smaller scale road in the Fourth Ward Alliance neighborhood, and the intent is to provide a pedestrian friendly condition that ties into the single-family street section on Boulevard Place NE, and the street section of the Townhouses across the street from 575-585 on Boulevard Place NE.

2. **Section 16-36.013** - BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to reduce the supplemental zone on Boulevard Place Ne from 5’-0” to 4’-3”. Parking is necessary at this site for this type of development and Boulevard PL NE is currently absorbing the parking requirements for the existing apartment complex with no available on-site parking provided. Reduction of the supplemental zone provides opportunity for the development to allow on-site parking and at the time reducing parking congestion along Boulevard Place NE.

3. **Section 16-36.009** – Transitional uses and yards. (The underlying zoning district requirements)
This variance will be handled by the BZA.

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New Business: 846, 852, 860, and 872 White Street SW – C VENTURES LLC

The property is zoned PD-H. The scope of work includes the construction of seven (7) for-sale single family homes, and two (2) accessory dwelling units with parking on a 1.362-acre site located in the West End Historic District.

Applicant(s): Beth Cooper - beth@bigdoorprops.com

Requested Variation(s):

None