

A G E N D A

DATE: Wednesday, June 16, 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@atlbeltine.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: 552 BOULEVARD PLACE, NE – MCMILLAN PAZDAN SMITH ARCHITECTURE

The property is zoned RG-3. The scope work includes the construction of 12 residential rental units in a 2-story building with nine parking spaces on a 0.41-acre site.

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

Requested Variation(s):

1. Section 16-36.012 – Sidewalks

This is a request to reduce Arnold Street sidewalk from 10'-0" to 6'-0".

Justification: Arnold Street is a smaller scale road in the Fourth Ward Alliance community and the intent is to provide a pedestrian friendly condition that ties into the single-family street section of Boulevard Place and the street section eastward into the Townhouse Street Section on Boulevard Place.

2. Section 16-36.013- Supplemental Zone

This is a request to reduce the Arnold Street Supplemental Zone from 5'-0" to 3'-0".

Justification: Parking is necessary at this site for this type of development and Arnold Street and Boulevard Street are currently accommodating the apartment complex opposite on Arnold Street. Reduction of the supplemental zone permits additional parking on the development while minimizing additional parking for current on street parking. The existing property does not provide sidewalks and we are requesting this reduction, so we may continue the smaller scale single sidewalk from Boulevard towards the larger scale sidewalk that heads northward on North Avenue NE.

3. Section 16-36.012 - Sidewalks

This is a request to reduce the Boulevard Place sidewalk from 10'-0" to 6'-0".

Justification: Boulevard Place is also another smaller scale road in the Fourth Ward Alliance community and the intent again is to provide continuity with the existing pedestrian friendly conditions that match the single-family homes street section eastward and the townhomes that are westward of the Boulevard Place facing façade.

June 16, 2021

New Business: 667 AUBURN AVENUE, NE – LONG ENGINEERING

The property is zoned PD-MU. The scope of work includes the construction of a 5-story 130,000SF office building with ground floor retail. This project is a part of the StudioPlex Master Development.

Applicant(s): Tuan Duong - tduong@longeng.com
Mike De Leon - mdeleon@longeng.com

Requested Variation(s):**1. Section 16-36.011(3a) – Properties is adjacent to the BeltLine Corridor**

This is a request to decrease the required 20-foot buffer from the Beltline Corridor to 10 feet at grade, to 5'-6" to face of glass at public way along beltline, and 0'-0" for exterior terrace overhangs.

Justification: The proposed variation is necessary because the parcel is a narrow, uniquely shaped lot with a limited buildable area. The strict application of the 20-foot setback is not necessary for protection of the public interest. The PDMU zoning of the property in 2014 contemplated a 10-foot building setback and the site was previously approved for a 10-foot buffer pursuant to application BL-16-03. Further, the proposed building setback will be consistent with the parcel immediately adjacent to south of the proposed development, which has been approved for a 10-foot setback from the Beltline Corridor for townhome and retail uses. The development will engage the Beltline Corridor with patio space and pedestrian access to the Beltline.

2. Section 16-28.014 (6) – Bike Requirements (This variation will be handled by the City Staff, this code section is not the purview of the DRC)

This is a request to enable all bike parking facility to be indoors.

Justification: Level 01 contains a bike storage for 56 bicycles and is adjacent to the beltline. Additional public use, short term, external bike racks to be included along streetscape and beltline frontage.

3. Section 16-36.014(7) – Relationship of Building to Street

This is a request to decrease fenestration on Auburn Avenue and Irwin Street from 30% to 0%.

Justification: The street-facing edge will have accessible outdoor patio spaces with seating, planters, and other activities for retail patrons and Beltline users.

4. Section 16-36.014(7) – Relationship of Building to Street

This is a request to reduce fenestration on the Beltline from 65% to 45%.

Justification: The Beltline-facing edge will have accessible outdoor patio spaces with seating, planters, and other activities for retail patrons and Beltline users.

5. Variation from Section 16-36.017(1a) - Driveway curb cuts, driveways and parking structures.

This is a request to increase the curb cut width from maximum 24'-0" to increase to 28'-0" to avoid a necessary column at the entry drive.

Justification: The entry drive is perpendicular to Auburn Avenue, but most of the building geometry is set by the Beltline and Irwin Street. In keeping the entry drive farther from the intersection of Auburn and Irwin, the entry drive is split by a column supporting the building above. The entry drive leaves most of the Auburn Street frontage open to outdoor retail access and outdoor patio space.

June 16, 2021

New Business: 1304 BOULEVARD, SE - PIMSLER HOSS ARCHITECTS, INC

The property is zoned MRC-1-C. The scope of work includes the construction of 38 for-sale townhomes on a 2.9-acre site.

Applicant(s): Randy Pimsler - randy@pimslerhoss.com

Requested Variation(s):

None

New Business: 700 LAKE AVENUE, NE – JJ PARROT, LLC

The property is zoned I-2. The scope of work includes the placement of a 20’ renovated shipping container for a retail clothing store. The shipping container will be 20’ long, 8.5’ wide and 8’ tall for a total of 170SF, which will be in the northeast rear corner of the existing Icebox building.

Applicant(s): J. Byran Gerster - bryan@jiparrot.com

Staff Identified Variation(s):

- 1. Section 16-36.011(3a) – Properties is adjacent to the BeltLine Corridor.**

This is a request to encroach it to the 20’ buffer with a shipping container for a retail use.