

May 19, 2021

A G E N D A

DATE: Wednesday, May 19, 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@atlbeltline.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: 1134 RALPH DAVID ABERNATHY BLVD, SW – A’VANT ARCHITECTURE

The property is zoned R-LC. The scope of works includes the construction of a new 2,600 SF two-story office on a 0.206-acre site with seven parking spaces.

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

Requested Variation(s):

None requested.

New Business: 609 VIRGINIA AVENUE, NE – PERMIT SOLUTIONS, INC

The property is zoned C-2-C. The scope of work involves the removal of an existing woodshed and maintenance building to create a new 2-story 2,415 SF amenity building for the existing apartment complex at the rear of the property facing the Beltline. A water tower element will be mounted over the outdoor stair facing the Beltline as a sculptural element.

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

Requested Variation(s):**1. Section 16-36.013 (4ai) – Fences shall not exceed 42 inches in height.**

Requesting a maximum fence height of 7ft at brick piers (approx. 16ft on center) and 6ft for metal fence railing in between piers. The design of the new fence is to match the existing fence along Virginia Avenue. The existing fence at the Beltline side is 7ft in height and is an opaque wood privacy fence. We would like to replace the existing with the new proposed fence design to better comply with the Beltline Guidelines for a more appealing, open fence design facing the Beltline. Given that the property sits 1’ to 6’ below the Beltline trail (along the side that faces the Beltline between the existing main access path and the proposed access path; grade elevation of the Beltline increases from North to South) the visibility of the fence will already be minimal. Also, since this is still a residential community, we would still like to maintain a sense of protection for the residences which we believe can be achieved with the proposed fence design.

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New Business: 221 ARMOUR DRIVE NE, - MORRIS, MANNING & MARTIN, LLP

The property is zoned I-1. The scope of work includes the adaptive reuse of an existing 47,675 SF industrial building for a church use. Exterior improvements include updating the front façade and entry, a porch addition, a handicapped ramp, a vehicular drop-off area, and the consolidation of two existing curb cuts on a 1.725-acre site with 34 parking spaces.

Applicant(s): Jessica Hill - jhill@mmmlaw.com

Requested Variation(s):

1. Section 16-36.012 (BeltLine Sidewalk and Supplemental Zone Table) – Variation to reduce the required clear zone from 10' to 6' on Armour Drive.

Due to the former industrial nature of this area, the existing streetscape is minimal. Half of the frontage has an existing street furniture and planting zone with a narrow clear zone with sloping landscaping in the supplemental zone and the other half is primarily asphalt and curb cuts. The streetscape will be improved by reducing the amount of frontage attributed to curb cuts and the addition of an updated streetscape. As a result of the location of the existing building and the sloping topography between the existing clear zone and the building, there is not space to accommodate the full 10-foot clear zone. Further, other recent similarly situated developments in the area have provided a six-foot clear zone. To require a 10-foot clear zone given the adaptive reuse of the building and the streetscape network in the area would cause an unnecessary hardship.

2. Section 16-36.013(2) – Variation to allow plazas, terraces, porches and stoops to exceed 30 inches above finished grade in the supplemental zone.

The existing building includes a loading dock at the front of the property which is being replaced with an expansive front porch. Due to the finished floor of the existing building, the porch will extend more than 30 inches above the finished grade in the supplemental zone.

3. Section 16-36.013(4)(a) – Variation to allow walls to exceed 24 inches in height in the supplemental zone.

The proposal includes a four-foot retaining wall along two small portions of the front building façade. One is located by an existing stairway from the building to the street and the other is in the center of the building façade where the building jogs. The wall around the building jog will act as a planter area. The area in front of the building is currently landscaped as a berm and the existing topography between the streetscape and the building necessitates the height of the walls.

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4. Section 16-36.017(2)(a) – Variation to allow a driveway between the building and the street.

Currently the property includes an expansive loading area in the front of the property. The applicant proposes to replace this with a drop off location for the church adjacent to the proposed new handicapped ramp. The driveway in this location is necessary for the function of the church given the relatively small parking area located on site.

5. Section 16-36.013(3)(b)(i) and 16-36.016(3)(a) – Variation to allow transformers in the supplemental zone between the building and the street.

The project includes a transformer along the northern property corner that is located between the building and the street. Due to the adaptive reuse of the building, there are limited locations to include the transformer. The transformer has been placed in the area expected to have the least impact on pedestrians while still being accessible to meet utility requirements.

New Business: 1155 JOESPH E. BOONE, NW - ASCENDANT ATLANTA

The property is zoned RG-3. The scope of work includes extensive interior and exterior renovations to eight existing 2-story buildings with 72 total units, of which 42 will be affordable on a 3.3-acre site.

Applicant(s): Leslie Weaver - leslie@ascendantatlanta.com

Requested Variation(s):

None requested.