

A G E N D A

DATE: Wednesday, March 17, 2021

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

Welcome/DRC Meeting Overview

New Business: 240 North Highland Avenue, Suite-A, NE - W. JAY GEORGE DESIGN, LLC

The property is zoned I-2. The scope of work includes the interior renovation of the existing Parish restaurant, a new 1,000SF upper-level addition to the north end of the existing building, and a new roof covering to replace the existing umbrellas.

Applicant(s): William George - wjgdesign090@gmail.com
Justin Amick justin@paintedhospitality.com

Requested Variation(s):

- 1. Section 16-36.011(3a)** - Properties adjacent to the BeltLine Corridor shall have a minimum 20-foot-wide buffer along any part of the property adjacent to the BeltLine Corridor.

New Business: 918 Dill Avenue SW – THE GUILD COLLECTIVE, LLC

The property is zoned NC-8. The project involves the renovation of an existing one-story 7,695SF commercial building (built in 1930) back into commercial use, and the addition of two floors with 18 permanently affordable rental units on top of the existing building. Units will range from 60% and 80% of AMI.

Applicant(s): Antariksh Tandon – antariksh@theguild.community

Requested Variation(s):

No Requested

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New Business: 675 Ponce De Leon Avenue, NE – JAMESTOWN PONCE CITY MARKET/DENTONS

The property is zoned MRC-3-C. The scope of work includes incorporating the existing podium parking and retail space (Parcel F of the Ponce City Market Development) on North Avenue into a mixed-use development consisting of 160 residential rental units, 3,800SF of new office space, and a rooftop deck. 10% of the rental units will be provided at 60% of AMI.

Applicant(s): Sharon Gay - sharon.gay@dentons.com

Requested Variation(s):

- 1. Section 16-36.011(3a)** - Properties adjacent to the BeltLine Corridor shall have a minimum 20-foot-wide buffer along any part of the property adjacent to the BeltLine Corridor.

Existing as-built conditions: The BeltLine Corridor is approximately 100 ft. wide between Ponce de Leon Avenue and North Avenue, and the BeltLine Trail is located about 80 ft. east of the Parcel F property line. See SAP-08. Extensive landscaping has been installed between the Property line and the Trail. As shown on SAP-08, portions of the existing Parcel F building façade extend eight ft. into the required buffer, and the existing railway “shed” building extends to the Property line.

Proposed design: Jamestown proposes to extend the full length of the building façade to the Property line and connect to the shed facade. This design allows an expression of the building form that will create a consistent pedestrian connection and articulation at the BeltLine Corridor. See SAP-08. Moreover, this design ameliorates the awkward condition of the existing stairwell See view 21 on SAP-08.

Pursuant to Section 16-34.003A, a variation from this site limitation may be granted when it is shown that the proposed design either 1) satisfies the public purposes and intent and provides public protection to an equivalent or greater degree or that 2) the 20 ft. buffer is not necessary for the accomplishment of public purposes or the provision of public protection, at the time of granting the variation or in the future. While the design requiring the variation would have to satisfy the public purposes and intent under either of those criteria, the variation also satisfies the temporal element in that Jamestown has conferred with Atlanta BeltLine, Inc. (“ABI”) to discuss the only major future change to the BeltLine Corridor, the possible addition of transit options. ABI, MARTA, and their engineering partners are at the preliminary design phase but were able to confirm that they saw no issues “with the City granting the setback variation as it relates to [ABI’s].

New Business: 1091 Tucker Avenue SW – ATLANTA LAND TRUST COLLABORATIVE

The property is zoned RG-3-C/HC20M. The scope of work includes the development of 36 for-sale residential units ranging from 80%-100% of AMI on a 1.7-acre site with 52 parking space.

Applicant(s): Amanda Rhein - arhein@atlandtrust.org

Requested Variation(s):

- 1. Section 16-36.013: Sidewalk and Supplemental Table - 5'-10'-5'**

The applicant has proposed to reduce the required sidewalk clear zone along Tucker Avenue to a five-foot clear zone. This request was previously approved due to Tucker Avenue's classification as a local street, and the zoning classification of a majority of these properties as R-4A, which would produce a similar sidewalk design if those properties redeveloped.