

February 17, 2021

A G E N D A

DATE: Wednesday, February 17, 2021

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

Welcome/DRC Meeting Overview**New Business: 1211 Joseph E. Boone Blvd, NW – CLJA Atlanta LLC**

The property is zoned RG-3. The scope of work includes the demolition of existing buildings on 2.56 acre-site.

Applicant(s): Alex Delgado - alex@goldendoorrealtygroup.com
 Lisa Weaver - leslie@ascendantatlanta.com

Requested Variation(s):

- 1. Section 16-36.006: Structure 50 years or older shall not be demolished of creating open space.**

Per the applicant, the demolition of this property is recommended by the City of Atlanta in Record 21CA-00000020.

New Business: 525 Bishop Street, NW – BENEFIELD PARTNERS

The property is zoned I-1. The site work includes the removal of existing parking in front of the building, construction of a new ADA ramp and stairs, resurfacing of the parking area and reconstruction of the driveway apron, and the construction of a new ADA compliant approach and a 2,400 sq ft plaza/garden on a 0.395-acre site.

Applicant(s): Chris Benefield - cb@benfield-partners.com

Requested Variation(s):

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

This is a variation to not provide the streetscape due to the existing condition of the site, and the proximity of the building to the curb.

New Business: 345 Chappell Road, NW – PARADIGM ENGINEERING SERVICES

The property is zoned I-1. The scope of work includes the renovation of an existing three story building to provide 31 dormitory rooms for a shelter and supportive housing, and a new addition to the building with an elevator and stairwell on a 0.30-acre site.

Applicant(s): Barry Dunlap - bdunlop@paradigmeng.net

Requested Variation(s):

No requested

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New Business: 1060 Grant Way, SE – KRONBERG + ARCHITECTS

The property is zoned MR-3. The proposed scope of work includes a new one-story residential home consisting of two units on a 0.091-acre site.

Applicant(s): Sanaa Shaikh - sshaikh@kronbergua.com

Requested Variation(s):**1. Section 16-36.013 - Sidewalk and Supplemental Table 5'-10'-5'**

We are requesting a variance to maintain existing streetscape conditions, which include an (approximately) 2' Street Furniture and Tree planting Zone and 4' Sidewalk Clear Zone. While the streetscape will remain consistent with its context, the building will be set back 16' from face of curb to maintain required sidewalk and supplemental zone requirements as listed in Sec. 16-36.013.

New Business: 1102 Metropolitan Parkway, SW – METRO ATLANTA PERMITS

The property is zoned RG-3. The scope of work includes the construction of one quadruplex residential building on a 0.166-acre site.

Applicant(s): Susan L. Johnson - susan323@bellsouth.net

Requested Variation(s):**1. Section 16-36.013: Sidewalk and Supplemental Table - 5'-10'-5'**

This is a variation request to reduce the 10' clear zone to 3', and the 5' supplemental zone to 0'.

New Business: 420 McDonough Blvd, SE – The Galloway Group

The property is zoned PD-H. The scope of work consists of 278 units of multifamily condominiums and single-family detached homes on a 9.7-acre site with 435 parking spaces.

Applicant(s): Laurel David – Laurel@glawgp.com

Requested Variation(s):**1. Section 16-36.013: Sidewalk and Supplemental Table - 5'-10'-5'**

The applicant proposes a 5-foot street furniture and tree planting zone and a 6-foot sidewalk clear zone that is consistent with streetscape requirements on local streets in neighborhoods zoned to the R-4 and R-4A districts. In certain locations, on-street parking has been added to Gault Street. In all cases, the overall setback from the existing curb will meet or exceed 20 feet. Note that the on-street parking is not being used to satisfy the parking requirement for the proposed development.

2. Section 16-36.017(3)(c) - Parking structure façades along any public right-of-way meet an active-use depth requirement of ten feet of residential uses.

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While the active use requirement makes sense for the large parking decks that are referenced in this code section, it makes less sense for the garage for a single-family home. The requirement affects the home located at the corner of Gault Street and Federal Terrace (north facade – unit 1) and Building 1-3 at the corner of McDonough Blvd. and Gault Street. The Applicant proposes garage space at the rear of both buildings for garage parking. Unlike parking decks that can potentially deprive an entire street of an active use, these garage areas would be adjacent to Federal Terrace and Gault Street for a length of no more than approximately 25 feet. Garages for homes typically are more actively used than large parking structure an outdoor use, creating activity at the street level. In addition, the side of the home, including the garage, will contain windows (as shown on the elevations) and be treated with the same architectural materials as the fronts of the homes.

Note that the finished floor of the corner unit at Federal Terrace (north facade – unit 1) will be approximately 8 feet at its worst condition above the sidewalk level. In addition, the upper floors of the homes overhang the outside walkway at the finished floor level approximately 5 feet. As a result, the garage will not be adjacent to the sidewalk.

3. **Section 16-36.013(1) and (2) - The supplemental zone and porches and stoops within the supplemental zone to 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.**

The grade difference from the front door to the sidewalk exceeds the allowable grade difference above the sidewalk on the east side of Gault Street by approximately 8 feet at its worst condition due to site topography constraints for the units on east side of Gault. The grade difference is an existing condition and a requirement to change this grade difference would be an unreasonable request.

4. **Section 16-36.012 requiring sidewalks and tree planting and street furniture zones and other provisions and Sections 16-36.013 and 16-36.014 requiring supplemental zones and a relationship of building to a public street.**

The northern boundary of the Property is adjacent to the unimproved right-of-way of Casanova Street that was intended to connect Gault St. to an undeterminable point to the west. However, what appears to indicate right-of-way on the City's GIS system is abandoned and does not appear to have ever been maintained by the City. In addition, the road can no longer connect to any street to the west due to the location of the public park and other private properties, severe topographic conditions. Therefore, there is no reason to install any sidewalk or meet any other streetscape requirements contained in Sections 16-36.012, 16-36.013 and 16-36.014 in this area. The Applicant does intend to use some of this area to create a mulch or other pervious material trail to connect its development to Chosewood Park.

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New Business: 1055 Arden Avenue, SW – Dwell Design Studio

The property is zoned MRC-3-C. The scope of work includes 58 affordable multi-family residential units and retail space with 72 parking spaces on a 1.725 acre-site.

Applicant(s): Jay Silverman - jsilverman@dwelldesignstudio.com

Requested Variation(s):**1. Section 16-36.013 - Sidewalk and Supplemental Table 5'-10'-5'**

The requested sidewalk zone reduction is necessary to keep the width of the sidewalks consistent with the neighboring development to the west (Capital View Phase I). The width of the existing sidewalks facing Arden Ave SW in that area is currently 6'.

2. Section 16-34.028/ 16-360.011(11eii) - Buildings with facade(s) facing the public right-of-way or the Beltline Corridor shall have architectural articulation and architectural design elements of the facade(s) up to the first three levels of the building or within a minimum height of 24 feet as measured from the sidewalk level.

This variance request is to reduce the 25' minimum height requirement to 19'-6" for the commercial area of the building. The commercial area and attached BOH is a single-story accessory space of approximately 2,200 SF and is less than 15% of total footprint of the building. The intent is to accommodate a single-story retail space and BOH area with a parapet that will screen the rooftop equipment at a height of 19'-6". The remainder of the building footprint is 4 stories and complies with the 25' requirement.

We looked at a few options, and we find that complying with the 25' height requirement causes a few problems: (1) Raising the parapet to the 25' required minimum, will make the commercial part of the building extremely top-heavy; (2) Raising the façade storefront above 12' will require changing it to a curtain wall system which will become cost prohibitive; and (3) The option to providing a 2 story commercial space will cause the elimination of the open breezeway balcony above, and will also increase the cost of construction. The intent of this commercial space is to allow a local 'mom-and pop' type vendor to occupy the space. We believe that raising the height to the required 25' will increase the cost of construction to a level that will not be affordable for this type of occupant.

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New Business: 622 Bellemeade Avenue, NW – LONG REAL ESTATE DEVELOPERS

The property is zoned C-2. The scope of work includes 11 townhomes on an 0.76-acre site.

Applicant(s): Brian Caldwell - brianrcaldwell@gmail.com
Karl Smith-Davids – kpdavids@yahoo.com

Requested Variation(s):

1. Section 16-36.013 - Sidewalk and Supplemental Table 5’-10’-5’

This single variation is needed for several reasons including significant topography, maintaining mature trees, and respecting the existing street context. Along the south side of Bellemeade Ave there is curbing with a consistent but unadorned 5’ sidewalk, and on the north side of Holmes Street there are no sidewalks or curbing (likely due to topography).

For these reasons we are seeking the following variances.

- a. **Along Bellemeade Avenue** - A consistent 5’ street furniture zone (with trees) and a 6’ clear sidewalk zone.
- b. **Along Holmes Street** - A 4’ street furniture zone (without trees) and 6’ clear sidewalk zone east of the driveway that transitions and narrows west of the driveway to no street furniture zone and a 6’ clear sidewalk (as it approaches the single-family neighborhood of Berkeley Park to the west)

New Business: 930 Kirkwood Avenue – EMPIRE COMMUNITIES

The property is zoned PD-MU. The scope of work includes 7,500SF of retail, 33 townhomes, 144 stacked condo units, and a 99-unit boutique mid-rise building 418 parking spaces provided on 6.46-acre site.

Applicant(s): Saba Logham – sloghman@empirecommunities.com
Kevin Norton - knorton@empirecommunities.com

Requested Variation(s):

1. Section 16-36.013 - Sidewalk and Supplemental Table 5’-10’-5’

This variation is to reduce the sidewalk clear width from 10-feet to 6-feet along Mauldin Street, Holtzclaw Street, and the south side of Kirkwood Avenue.

- a. The standard 5’/10’/5’ setback will be provided on most street frontages and all major streets that lead to the Beltline. However, the streetscapes of Mauldin, Holtzclaw, and the south side of Kirkwood will reduce to 5’/6’/5’ to match the surrounding residential neighborhoods.

2. Section 16-36.017(3)(c) - Parking structure façades along any public right-of-way meet an active-use depth requirement of ten feet of residential uses.

This variation is for an exemption to the 10’ required active use depth on residential units fronting public right-of-way.

- a. For a few corner units on site (49, 50, 63) that are located directly adjacent to driveways, a portion of the garage will be visible from the right-of-way. Where possible, and adjacent to the major streets, we have made the units park-under’s or units without closed parking to eliminate the need for a variation.

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3. Section 16-36.013 - Sidewalk and Supplemental Table 5'-10'-5'

This is a variation replace the 5' amenity zone with 7.5' parallel parking and reduce the sidewalk clear width from 10-feet to 6-feet in front of the retail building along Flat Shoals Avenue.

- b. An existing retaining wall on this portion of the property limits the available width for the streetscape. There is an additional 4' of space between the retaining wall and the building which further buffers from the road, although a supplemental zone is not required for retail.

4. Section 16-36.014 for an exemption to the 20' max un-fenestrated building facing the Beltline.

- a. Due to the narrow width of the parcel, there is a block of the building where bathrooms will be located that cannot meet the 20' max requirement for fenestration.

5. 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.

This is a variation to allow encroachment into the 20' required Beltline buffer.

- a. A building overhang and pavilion footings will encroach the 20' buffer. No permanent building structure will encroach.