

JUNE 2022

A G E N D A**DATE:** June 15, 2022**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 the meetings. If you have comments to share with the DRC regarding a particular application, please submit your written comments to leid@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.***

OLD Business: 1124 and 1130 West Marietta Street – THE MIDDLE HOUSE COMPANY

The property is zoned C-2. The scope of work has been *revised* to include the construction of 12 duplexes instead of four on a 0.96-acre site. *The additional parcels include 1134, 1140 and 1146 West Marietta Street.*

Applicant(s): Knox Rawson - kdrawson@gmail.com**Requested Variation(s):**

- 1. (revised) Section 16-36.012 – “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

This is a variation to reduce the sidewalk along Longley Avenue and Tilden Street from 10’ to 6’. The existing sidewalk is less than 7’ wide between the curb and building face.

May 28th DRC RECAP:

1. Update the site plan with the correct 5’ 10’ 5’ streetscape dimensions on West Marietta Street and Longley Avenue
2. Update site plan to include trees in the furniture zone and placed no more than 30’ on center along West Marietta Street and Longley Avenue
3. The DRC supports the applicants plans to reorient the 2nd duplex on Longley Avenue to engage the street.
4. Update all building elevations along Longley Avenue to meet the 30% fenestration requirement.
5. Remove the trees from the alley on the site plan, and plant them entirely within your property line.
6. The DRC noted that internal drive spaces seem incredibly tight for cars to maneuver. 14’ feet seem insufficient to proper turning movement. City Staff explained that this will be further evaluated in the internal review at the city.
7. ATLDOT will need to determine if an ADA space is required at this site.
8. Update the site plan to include the location of the HVAC condenser units. If they are placed at ground level, please show how they will be screened.
9. The applicant will need to determine how trash pickup will be handled at this site (e.g., dumpster or individual trash receptacles) and update the site plan to reflect that decision.
10. Update the calculations chart on the site plan for the project (e.g., FAR, Open space, etc)
11. The DRC will vote on the variations after reviewing the revised plans.
12. The applicant was directed to send updated plans electronically for review and feedback. The DRC reserves the right to ask the applicant to return to the next schedule DRC meeting for further discussion.

New Business: 516 Ponce De Leon Avenue, NE – GOYAL CARE, LLC

The property is zoned C-2. The scope of work includes an interior renovation of an existing 9,460SF building into a Kiddie Academy child daycare center with a rear yard playground with nine onsite parking spaces on a 0.79-acre site.

Applicant(s): Harsh Goyal - harsh.goyal@kiddieacademy.net

Requested Variation(s):

None

New Business: 901 Chattahoochee Avenue, NW - CIVILOGISTIX

The property is zoned C-2. The scope of work includes the construction of a new 4,375SF express carwash with 23 vacuum spaces.

Applicant(s): DeMarc Meal - demarc@civilogistix.com

Requested Variation(s):

1. Section. 16-36.011(5) – “Drive-through service windows, drive-in facilities and associated queuing areas shall not be located between a building and the street, unless otherwise prohibited by the underlying zoning. Such facilities shall also be limited to two drive-through or drive-in facilities and two queuing lanes.”

2. Section 16-36.017(2a) – “Driveways or circular drives, except to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street with the exception of hotels, hospitals, childcare centers, kindergartens and special schools, subject to provisions in subsection.”

Per the applicant, the variations are being sought to allow cars to safely exit the carwash tunnel and navigate through the site.

New Business: 495 North Avenue, NE – LONG ENGINEERING

The property is zoned MRC-3-C. The scope of work includes the construction of a seven-story, 50-unit multi-family residential development with a roof terrace, 39 parking spaces, and 10 bike spaces on 0.52-acre site. The project will comply with the BeltLine Inclusionary Housing Zoning Ordinance by providing 15% of the units at 80% of AMI.

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

Requested Variation(s):

None

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New Business: 997 & 999 Memorial Drive, SE - THE SWANK ATLANTA, LLC

The property is zoned MRC-3-C. The scope of work includes the construction of eight, four-story townhomes on a 0.35-acre site.

Applicant(s): Mothusi Phometsi - mothusi.phometsi@strategicprojects.com

Requested Variation(s):

- 1. Section 16-36.012 – “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

This is a waiver to reduce sidewalk requirements along Stovall Street. In lieu of providing 10 feet of streetscape, we wish to provide a 5 feet sidewalk per plans (5 feet clear zone and 5 feet street furniture and tree planting strip). Granting this request will help us accommodate 4 townhomes across the property with adequate width for parking 2 cars per unit, minimum egress width and 3 feet building setback from the west lot line. The 3 feet setback will allow us to provide windows on the west exterior building wall to the extent allowed by other building code provisions as well as accommodate back slope and work-room during construction. This will also help us achieve justifiable density in consideration of acquisition and anticipated development costs. The proposed 10 feet sidewalk will be wider than the existing 6 feet sidewalk, is in line with the footnote in section 16-36.013 and serves a few existing single-family homes at the nearby street dead end.

- 2. Section 16-36.011(7) – Storage, digital industry switchboards, power generators and other relay equipment and rooms housing such equipment shall be permitted, with the exception of a minimum depth of 20 feet of the sidewalk-level street frontage beginning at any building façade along the public sidewalk.**

This is a waiver to allow placement of utility connections (including electric meter module center, related feeders, and possibly utility company transformers (if required) within the 5-foot supplemental zone along Stovall Street. We are also requesting this waiver to include HVAC condensing units and screened trash cans for 1 townhome (unit #4). The condensing units and screened trash can will be inside a 42-inch-high metal fence, but utilities connections and meters will not be fenced to provide easy access from the public right-of-way. Reasonable landscaping will be provided within the supplemental zone to help mask these items and improve curb appeal. Granting of this waiver will help us locate these items in the most ideal location for needed service and maintenance.