

February 2022

**A G E N D A**

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**DATE:** February 16, 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 these meetings. If you have comments to share with the DRC regarding a particular application, please submit your written comments to [lreid@atlbeltine.org](mailto: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: 549 Langhorn ST, SW – STUDIO SOGO, LLC**

The property is zoned RG-3. The scope of work includes the construction of a new three-story 28-unit apartment building on a 0.458-acre site with 18 parking spaces. The project will comply with the Inclusionary Zoning Ordinance by providing 5 units at 80% of AMI.

Applicant(s): Kenneth Ellsworth - [kenny@studiosogo.com](mailto:kenny@studiosogo.com)

**Requested Variation(s):**

- Section 16-36.014 (7c) – Fenestration shall be provided at the minimum percent as specified herein.** (Minimum 30% minimum length on local road). Such buildings shall have windows at sidewalk level on each street frontage façade which are substantially similar in size to the sidewalk level front façade windows.

The minimum amount of glazing is provided along Oak Street; however, due to the grade change along Oak Street most of the glazing is above the sidewalk level.

**New Business: 209 Troy St, NW – HILLSHAW HOLDINGS**

The property is zoned RG-2. The scope of work includes the construction of a new duplex with one-car garage for each unit on a 0.17-acre site.

Applicant(s): Andre Hines - [ahines@donzgalore.com](mailto:ahines@donzgalore.com)

**Requested Variation(s):**

None Requested

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**New Business: 309 North Highland Avenue, NE – JONES PIERCE ARCHITECTS**

The property is zoned C-1/HC20L-Inman Park SA1. The scope of work includes extensive interior and exterior renovation of an existing building, specifically the removal of an existing exterior ramp, planters, west-side porch, curved retaining wall, trellis canopy, and exterior stair from porch. The enhancements include a new deck, a new flat roof over a new upper-level deck, improvements to the concrete walk, new exterior stairwell, new patio & ramp area, façade enhancements, etc. on a 0.308-acre site.

Applicant(s): Cooper Pierce – [cooper@jonespierce.com](mailto:cooper@jonespierce.com)

**Requested Variation(s):**

- 1. **Section 16-36.013(1) and (4a ii)** – The supplemental zone shall 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; and walls shall not exceed 24 inches in height unless topography requires a retaining wall of greater height.

The applicant is requesting a variance for the height of a retaining wall for new outdoor patio next to sidewalk on Elizabeth Street. The existing sidewalk topography drops approx. 3ft from front/north side of new patio toward the south/rear side. The retaining wall height for the patio would range from 1’6” to 4’-6” and then for a length of 3’ the height of the wall would go up to guard rail height which would be a total of 6’-8” above the adjacent sidewalk. This wall is to have Creeping Fig growing along it to hide the concrete.

**New Business: 99 University Avenue, SW – KIMLEY HORN**

The property is zoned MRC-3. The scope of work includes 402 multi-family residential apartments, and a clubhouse/amenity area with 529 parking spaces on a 11.44-acre site. The applicant will comply with the Inclusionary Zoning Ordinance by providing 61 units at 80% of AMI.

Applicant(s): Connor Galloway - [connor.galloway@kimley-horn](mailto:connor.galloway@kimley-horn)

**Requested Variation(s):**

- 1. **Section 16-36.013** to allow for the supplemental zone to be more than 30 inches above the adjacent public sidewalk.

Existing topographical considerations render the 30-inch maximum requirement unreasonable. University Avenue varies from 977’ to 992’ along the property frontage.

- 2. **Section 16-36.017** to allow for the location of off-street surface parking between a building and the adjacent railroad right-of-way.

The minimum 20-foot-wide buffer along the property line adjacent to the railroad right-of-way shall still be observed. Site parking will be located approx. 20-feet below the rail line due to existing topography.

- 3. A variation to **Atlanta Beltline Subarea 2: Master Plan, Circulation Plan Map 13 and 14** regarding the subarea street framework plan.

The proposed development intends to conform to the framework plan by providing pedestrian access through the site along access routes contemplated in the Subarea Master Plan. Vehicular access as shown on the framework plan cannot be accommodated due to site and topographic constraints with relative grade change of 20-feet from site to Pryor.