

A G E N D A

DATE: April 20, 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 lreid@atlbeltime.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: 521 Edgewood Avenue, SE – DECARLO HAWKER ARCHITECTS

The property is zoned HC-20C (SA4). The scope of work includes façade improvement to an existing building which will involve increasing the height of the front left windows, revising the front courtyard entry ramp with a gated entry and trellis on a 0.241-acre site.

Applicant(s): Michael DeCarlo - mike@decarlohawker.com

Requested Variation(s):

None requested

New Business: 791 Ralph McGill Boulevard, SE – CONTINEO GROUP

The property is zoned MRC-3. The scope of work includes the construction of a new 24-unit apartment building, and a parking deck with 25 spaces on a 0.27-acre site.

Applicant(s): Juan Del Rio - juand@thecontineogroup.com

Requested Variation(s):

- 1. Section 16-36.013 - “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

This is a request to reduce the sidewalk to 6’ and the supplemental zone to 4’.

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New Business: 1367 Jonesboro Road, SE – PLACEMAKER DESIGN

The property is zoned MRC-2-C. The scope of work includes the construction a new 3-story residential building with four apartment units on a 0.12-acre site.

Applicant(s): Kevin Maher - kmaher@placemakerdesign.com

Requested Variation(s):

1. **Section 16-36.013 - “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

The applicant is requesting the Street Furniture and Tree Planting Zone be waived due to existing sidewalk conditions. With the site being 27’-0” wide along the street edge of property line, and the neighboring properties not having furniture zones, we hope that adhering to a 5’ sidewalk, 10’- 0” clear zone and 5’-0” supplemental zone will be acceptable, with a tree planted within the clear zone. See site plan for further clarification.

New Business: 577 Englewood Avenue, SE – JAMESTOWN PROPERTIES

The property is zoned MR-3-C. The scope of work includes the construction of a new 157-unit apartment building with a surface parking area to accommodate 167 spaces on a 3.73-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): Anamaria Hazard - anamaria.hazard@dentons.com

Requested Variation(s):

1. **Section 16-36.013 (4a)ii) – “Supplemental zone”; Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height**

This is a request to increase the height of the retaining walls in the supplemental zone to 9’.

There is an over 20-foot grade change along Boulevard which will require several patios to be sunken below grade. Due to the topography of the site the applicant is requesting a variation to allow retaining wall heights to be 9 feet to accommodate grade changes. Without the height increase the ground floor units will not be adequately protected.

The applicant submits that the height of the retaining walls, while not strictly in accord with the regulations, satisfy the public purposes and intent and provides public protection to an equivalent degree than would strict compliance with the code. Allowing for an increase wall height supports the purpose and intent of “[creating] a diversified urban environment . . .” and “[improving] the aesthetics of street and built environments.” Code Sections 16a36.002(9), 16-36.002(10).

2. **Section 16-36.013 (3b)ii) – “Supplemental zone” – For all such buildings with more than four residential units, shall be permitted to share said required pedestrian walkway with one adjacent unit.**

This is a request to allow 4 units to share a required pedestrian walkway. Due to the same topographical challenges mentioned above, the applicant is requesting four units share the required pedestrian walkway. The

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units along Boulevard with a sunken patio would require multiple and very long stairwells that would block light into the units without the requested variation. Allowing four adjacent units to share one pedestrian walkway would minimize the amount of stairs in front of windows and maximize light & useable space for residents.

The applicant submits that allowing four adjacent units to share one pedestrian walkway, while not strictly in accord with the regulations, satisfy the public purposes and intent and provides public protection to an equivalent degree than would strict compliance with the code by “[improving] the aesthetics of street and built environments.” Code Section 16-36.002(10).

3. Section 16-36.013– “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.

This is a request to reduce the street furniture/tree zone and a clear zone. Pursuant to the existing Georgia Power easement on the northeast corner of the site no grading or site work is allowed within the easement area. The Applicant is requesting a variation to reduce the furniture and tree zone to 0 feet and the clear zone to 8 feet to accommodate the Georgia Power easement. The applicant will improve and re-pour all existing sidewalks at the site.

New Business: 40 Boulevard, SE – RCC, LLC

The property is zoned C-2-C. The scope of work includes 10 new townhomes.

Applicant(s): Lindsay Jonker - ljonker@davinci-dev.com

Requested Variation(s):

1. Section 16-36.013 - “Sidewalk and Supplemental Zone Table “– Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.

Current setback includes 5’ for sidewalk zone, 5’ for tree planting zone, and 10’ for Beltline Overlay supplemental zone – a total of 20’. This is wider than the ROW of Daniel St. from curb to curb, and both neighbors have total setbacks of less than 10’. We are requesting a total setback of 12’, by reducing only the supplemental zone to 2’.

2. Section 16-36.017(1eiii) – “Driveway curb cuts” – Developments with more than one street frontage are permitted one curb on each street frontage.

A curb cut is requested for the one-way drive aisle into the private on grade townhome parking garage. This is the second curb cut on Gartrell Street. Gartrell is not a collector road and is residential in nature. This is in line with the zoning guidelines, the request for this curb cut keeps all vehicular entries off Daniel Street. This is in line with both existing curb cut for the underground parking garage, as well as the multiple curb cuts for residences across the street.

3. Section 16-36.017(3)(c)(ii)(2) – Facades along public right-of-way shall meet an active-use depth requirement from said parking structure façade at sidewalk-level, except at ingress and egress points into said parking structures. A minimum depth of 10’ is required for residential uses.

This is a request to remove the active-use requirement for only the façade on Gartrell Street for the ingress and egress stair for the underground parking structure. Below grade decks are required by code to provide stair egress

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to a public way. Per earlier approved SAP, the egress stair on the Southeast corner of the site cannot be activated at the ground level, as it is an emergency egress. We are enhancing the egress stair by greening the stair façade and activating the corner by providing a deck above the stair for the adjacent townhome.