

May 2022

A G E N D A

DATE: May 18, 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: 691 John Wesley Dobbs (Unit L) Avenue, NE – ELECTRIC HOSPITALITY

The property is zoned MRC-3-C. The scope of work includes converting Unit-L of the existing building to a 1,840SF restaurant and repurposing the loading dock for patio space. Due to the age of the building, modifications only include reframing existing windows, three new metal frame windows, two new doors and fencing to enclose the patio.

Applicant(s): Matt Gregory - matt@electric-hospitality.com

Requested Variation(s):

None Requested

New Business: 640 Boulevard NE – WINGATE CAPITAL

The property is zoned RG-4. The scope of work includes a six-story affordable apartment development with 187 units, and a 2-level interior parking deck with 123 spaces on a 2.16-acre site. 100% of the units will be affordable at 60% of AMI.

Applicant(s): Joey Goodall – jgoodall@longeng.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 variation to reduce the required clear zone width from 10 ft. to 7 ft. along +/-25 LF frontage of Boulevard (Section 16-36.012). This is to allow for the installation of a parallel parking space to act as a drop-off zone for residents and guests without requiring articulation in the planted supplemental zone or building façade. This section of sidewalk is not in front of a building entrance.

2. **Section 16-36.017 – Driveway curb cuts, driveways and parking structures**
 - a. **(1a) “Driveway curb cuts”** – Shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works; and
 - b. **(1eiii) “Maximum permitted number of driveways”** - Developments with more than one street frontage: One located on each street frontage.

This is a variation to reuse the existing alleyway driveway on Parkway drive, which is located at the NE corner of the development. This 15-ft wide driveway is to remain in place to provide access to the proposed loading and trash pickup area for the building.

New Business: 1066 Murphy Avenue SE – PRAXIS3

The property is zoned MRC-2-C. The scope of works includes a 5-story 145-unit apartment building with an amenity area, a park space, and an internal parking structure to accommodate 266 spaces on 1.98-acre site. The project will comply with IZ Ordinance by providing 15% of the units at 80% of AMI, and an additional 5% of the units at 60% of AMI.

Applicant(s): Sarah Butler - sbutler@praxis3.com
David Hamilton – dhamilton@praxis3.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.**

The applicant is requesting that at on-street parking spaces along the entry drive the landscape/ amenity zone be reduced from 5’-0” to 0’-0” to accommodate a full 10’-0” clear zone. Space on the south side of the building is limited in depth. Full Beltline Streetscape requirements are met at all other locations around the building.

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

The property is zoned C-2. The scope of work includes the construction of four duplexes on two adjoining lots on 0.3-acre site.

Applicant(s): Knox Rawson - kdrawson@gmail.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 variation to reduce the sidewalk along Longley Avenue (Lot 2) from 10’ to 7’. The existing sidewalk is less than 7’ wide between the curb and building face.