

AUGUST 2022

**A G E N D A**

**DATE:** August 17, 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@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.*

**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](mailto:kdrawson@gmail.com)  
Derek Turner - [derektturner@gmail.com](mailto:derektturner@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

**DRC June 15<sup>th</sup> Recap:**

1. Provide detailed building elevations for the West Marietta, Longley, and Tilden (e.g. building dimensions, building materials, indicate the location of HVAC units, etc)
2. Add the one-way directional arrow on the drive aisle to the site plan and include the 12’ width dimension of the drive aisle
3. Relocate the dumpster from the transitional yard and update the site plan with the new location. Confirm with City Staff if the alley can be used for the dumpster/trash
4. Provide the fenestration calculations for all the units.
5. For the corner units at Tilden and Longley, add more fenestration to meet the 30% requirement on the ground floor. Consider flipping the interior layout, so the stairs are relocated to provide more fenestration.
6. Review the city code to determine the allowable fenestration based on proximity to the property line.
7. The applicant is amenable to providing a mural the corner unit façade at ; however, the DRC does want the applicant to also provide the required fenestration.
8. Work to improve the overall building design so that all street frontages engage the sidewalk.
9. Remove the green lines from the site plan, so the sidewalks vs. landscape/greenspace are clearly delineated.
10. Provide more planting on either side of the driveway, along Tilden and Longley, and within the entire property.
11. Confirm with city staff if an ADA space is needed along the interior drive or not
12. Meet with City staff to determine if a parcel consolidation or replat will be needed based on the proposed development. This must be determined prior to the issuance of a building permit.
13. The applicant was directed to take the DRC’s comments and schedule a Pre-SAP meeting with city staff to discuss the amended site plan and any applicable regulations.

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- 14. The applicant was informed that the SAP will need to be amended and resent to the NPU for comment.
- 15. After the pre-SAP meeting with the city and upon the development of update materials (e.g. site plan, elevations, etc) the applicant will have to present the updated material to the DRC.

**New Business: 444 Edgewood Avenue SE – PERMIT SOLUTIONS, INC**

The property is zoned HC-20C-SA4. The scope of work includes the renovation of a two-story 6,000SF building constructed in 1909. The interior alterations include a coffee shop, boutique space, an art gallery/event space, and a new rooftop patio with an exterior multilevel deck.

Applicant(s): Patti Wallis - [pwallis@psi-atl-ga.us](mailto:pwallis@psi-atl-ga.us)

**Requested Variation(s):**

None

**New Business: 901 Chattahoochee Avenue, NW - CIVILOGISTIX**

The property is zoned MRC-2-C. The scope of work includes a new 2,250SF building for an eating establishment with 15 parking spaces. This project is one of two proposed developments slated for this address with separate proprietors.

Applicant(s): DeMarc Meal - [demarc@civilogistix.com](mailto: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.”

**New Business: 1361 and 1365 Metropolitan Parkway, SW – FLICKER DEVELOPMENT LLC**

The property is zoned NC-9. The scope of work includes a new four-story building with 56 residential units on a 0.31-acre site. The project will comply with the BeltLine Inclusionary Ordinance by providing 15% of the units at 80% of AMI.

Applicant(s): Daniel Flicker - [FlickerDevelopment@gmail.com](mailto:FlickerDevelopment@gmail.com)

**Requested Variation(s):**

None

**New Business: 892 Bowen Street, NW – ACME AMERICAN LLC**

The property is zoned I-1. The scope of work includes a new 2,800SF metal building for an art sculpture studio with five parking spaces and a bike rack on a 0.275-acre site.

Applicant(s): Jeffrey Deberardinis – [acmeamericanllc@bellsouth.net](mailto:acmeamericanllc@bellsouth.net)  
Martin Dawe – [sculpture@cherrylion.com](mailto:sculpture@cherrylion.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.**
  - a. This is a request to reduce the sidewalk to 5’ feet.
  - b. This is a request to locate the tree planting zone behind the sidewalk.

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**New Business: 461 Englewood Avenue, SE – EBERLY & ASSOCIATES**

The property is zoned MRC-3-C. This project is part of the Englewood South Master Development Plan led by the Atlanta Housing. Block-C of the master plan will be developed by the Benoit Group LLC, and includes a 5-story senior living apartment building with 160 units, indoor/outdoor amenity spaces, 17,168SF of retail with 213 parking spaces on a 2.33-acre site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 128 of the 160 units at 60% of AMI.

Applicant(s): Josh Carnes - [jcarnes@eberly.net](mailto:jcarnes@eberly.net)

**Requested Variation(s):**

1. **Section 16-36.20 (4b)** Reduction of on-site loading required is authorized as provided for in **Section 16-28.015**. This is a request to allow on-street loading. On-street loading is proposed to facilitate front-loaded urban-style retail Along Englewood Avenue and urban-style residential along Climax Street.

2. **Section 16-36.013 (4a)ii) – For sidewalk level residential and outdoor dining walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.**

This is a request to exceed the 24” retaining wall height. Significant topographical considerations render this requirement unreasonable.

3. **Section 16-36.17(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 transportation.**

This is a request to exceed the 24’ curb cut maximum. The proposed 2-way parking deck and trash access are located on Climax Street and are separated by 5’. It is more feasible to combine both access points into a single drive of width 41’.

4. **Section 16-36.013 (2) Supplemental zone - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished grade unless existing topographical considerations render this requirement unreasonable.**

This is a request to allow greater than two-thirds of the supplemental zone to include stoops, walls, and walkways with elevations greater than 30 inches above finished grade and adjacent public sidewalk. Significant topographical considerations render the height requirement unreasonable.

5. **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 request to reduce the supplemental zone width from 5’ to 2’ to accommodate on-street loading. The supplemental zone reduction is necessary only at proposed on-street loading.

**New Business: 451 Englewood Avenue, SE – EBERLY & ASSOCIATES**

The property is zoned MRC-3-C. This project is part of the Englewood South Master Development Plan led by the Atlanta Housing. Block-B of the master plan will be developed by the Benoit Group LLC and includes a 5-story apartment building with 200 units, indoor/outdoor amenity spaces, 21,527SF of proposed retail with 307 parking spaces on a 2.72-acre site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 160 units of the 200 units at 60% of AMI.

Applicant(s): Josh Carnes - [jcarnes@eberly.net](mailto:jcarnes@eberly.net)

**Requested Variation(s):**

- 1. Section 16-36.20 (4b)** Reduction of on-site loading required is authorized as provided for in **Section 16-28.015**

This is a request to allow on-street loading. On-street loading is proposed to facilitate front-loaded urban-style retail Along Englewood Avenue and urban-style residential along Climax Street.

- 2. Section 16-36.013 (4a)ii) – For sidewalk level residential and outdoor dining walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.**

This is a request to exceed the 24” retaining wall height on the public street, and between building the property line. Significant topographical considerations render this requirement unreasonable.

- 3. Section 16-36.013 (2) Supplemental zone - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished grade unless existing topographical considerations render this requirement unreasonable.**

This is a request to allow greater than two-thirds of the supplemental zone to include stoops, walls, and walkways with elevations greater than 30 inches above finished grade and adjacent public sidewalk. Significant topographical considerations render the height requirement unreasonable.

- 4. 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 request to reduce the supplemental zone width from 5’ to 2’ to accommodate on-street loading. The supplemental zone reduction is necessary only at proposed on-street loading.