

July 2022

A G E N D A

DATE: July 20, 2022 (Updated)

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: 1010 DONNELLY – KRONBERG URBANISTS + ARCHITECTS/ATLANTA LAND TRUST

The property is zoned MR-2. The scope of work includes the construction of 42 units, one of which is already existing on the site. The unit types include a mix of 1-bedroom, 2-bedroom, and 3-bedroom units, accommodating accessible price points for a variety of housing types. The project intends to offer for-sale product at 60% to 100% of AMI.

Applicant(s): Kronberg Urbanists + Architects - info@kronbergua.com

Requested Variation(s):

- (1) Section 16-36.012 & Section 16-36.013 – “Sidewalk and Supplemental Zone Table”-Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

This variation is required per UDC architectural standards/ compatibility requirements. The streetscape along Donnelly Ave, Peeples, and Lawton streets complies with historic requirements, providing a 6’-10’ wide sidewalk zone and 5’ supplemental zone.

- (2) Section 16-36.013.2 & Section. 16-36.014.2. a - “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.**

For residential uses:

- i. All such buildings, except assisted living, with more than four residential units shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, supplemental zone, terrace, porch, plaza, or park adjacent to the sidewalk.**
- ii. Said buildings shall have porches, stoops or wheelchair access at each sidewalk-level entrance.”**

This variation is required per UDC architectural standards/compatibility requirements. Residential unit entrances shall be a minimum of 14” above grade

New Business: 926 CHATTAHOOCHEE AVENUE – TRAVIS PRUITT & ASSOCIATES

The property is zoned I-1. Removal of the existing +/- 8,000 sf 2-story front portion of the building and its replacement with a +/- 400 sf entryway. Also included in the scope is the renovation of the interior of the building to include +/- 25,000 sf of wholesale space and 55,000 sf of manufacturing/warehouse space. The existing parking lot and loading area will be re-striped and modified to provide the required parking. Other site improvements include the installation of a ramp to the proposed loading dock, a dumpster enclosure, landscape improvements, and improvement of the streetscape along Chattahoochee Avenue. The parking between the building and the street is existing and has been in

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place since at least 1990. This parking is being modified to the extent that it is practical to bring it into conformance with current codes.

Applicant(s): Andrew Whitehead, Travis Pruitt & Associates, Inc. - Jsilva@travispruitt.com

Requested Variation(s):

None requested

New Business: 1285 SYLVAN ROAD – EMPIRE COMMUNITIES

The property is zoned MRC-2. The scope of work includes the construction of 126 new residential townhomes. The development will also include a 0.25-acre community park/greenspace.

Applicant(s): Saba Loghman, Empire Communities - sloghman@empirecommunities.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.**

Request for a variation to allow for the supplemental zone along units 5-9 to be more than 30 inches above the adjacent public sidewalk. The additional grade change requested is a result of the existing topography along Sylvan Road. Sylvan is sloping down faster than the internal street with the garages, resulting in a larger grade change at the southern end. The slope of the internal street is limited by the driveway length, and the slab already steps at each unit. The maximum grade change requested from unit entry to sidewalk is 42 inches.

New Business: 1060 JEFFERSON- FLIPPO CIVIL DESIGN, LLC / GRIND CAPITAL GROUP

The property is zoned MRC-3, BeltLine. The scope of work includes the construction of a 310-unit, 222,640 square foot rental development with 218 parking spaces located beneath. The development will include 7,570 square feet of ground floor retail space.

Applicant(s): Paul Flippo, Flippo Civil Design, LLC. - paul@flippocivil.com

Requested Variation(s):

- (1) Section 16-36.012 – “Sidewalks - 4. Objects in the street furniture and tree planting zone.”**

Request for variation. Finley Avenue is a public ROW and undeveloped street that is currently used for access, loading, and parking by the adjacent businesses. The project proposes to install a new curb along the west edge of Finley Avenue to better define the property’s east frontage and proposed streetscape. The building design proposes the extension of the building corner above the clear zone at a height greater than 8’ and the placement of a single column on the property inside the Street furniture and tree planting zone.

- (2) Section 16-36.012 - “Sidewalks, 2. Street trees are required as indicated in the BeltLine Sidewalk and Supplemental Zone Table.”**

Request for variation to eliminate one tree along Finley Avenue R.O.W near the building overhang.

- (3) Section 16-36.011 – “Site limitations/ 3. Properties adjacent to the BeltLine Corridor.”**

Request for variation to provide private outdoor dining space located inside the 20-foot-wide landscape buffer.

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- (4) Section 16-36.017, Driveway curb cuts, driveways and parking structures/ 1b. Shall not be permitted on any street that functions at the location on the right-of-way in question as an arterial street or collector street when access may be provided from a local street with the exception of hotels and hospitals. and 1e. Maximum permitted number of driveway curb cuts for each development, subject to the provisions of subsection [16-25.002\(3\)](#)”**

Request for variation to provide 3 curb cuts: one garage entry along Jefferson Street, one garage entry along Finely Avenue (public ROW, unimproved), and one 13 wide dumpster service curb cut along Finely Avenue. This is a variation to both (b) and (e) of section 36- 017.