

BUCKHEAD

A T L A N T A

Notes:

1. All vertical structures will be demolished. No foundations, footers, concrete slabs, or dirt will be disturbed.
2. Pending permit approval, this structure will be replaced by "THE OFFICE - Buckhead Atlanta"



DEMOLITION PLAN - HIFI BUYS - 3135 PEACHTREE ROAD NE ATLANTA GA 30305

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. PARCEL F IS ACCURATE WITHIN ONE FOOT IN 68,253 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED IS WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/ACSM LAND TITLE SURVEYS PER THE 2005 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JUNE 11, 2007

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.

ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

TITLE NOTES

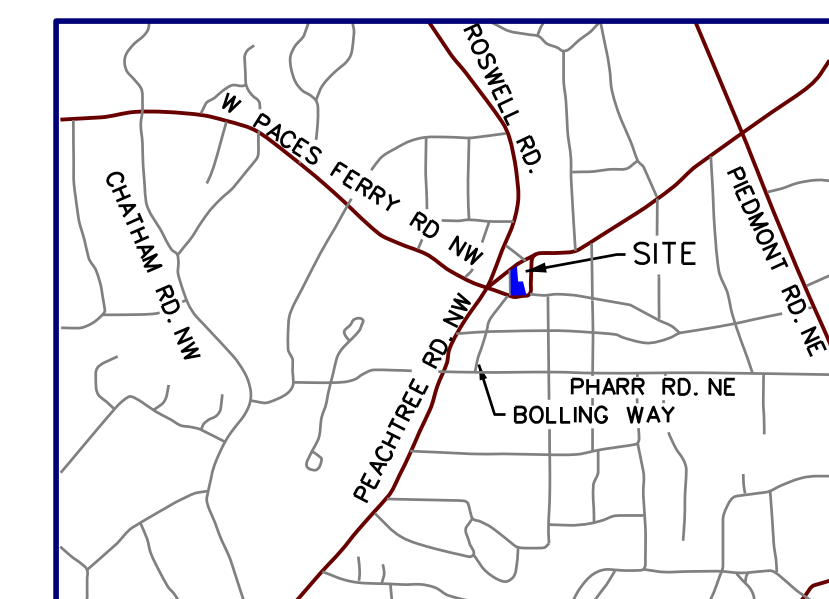
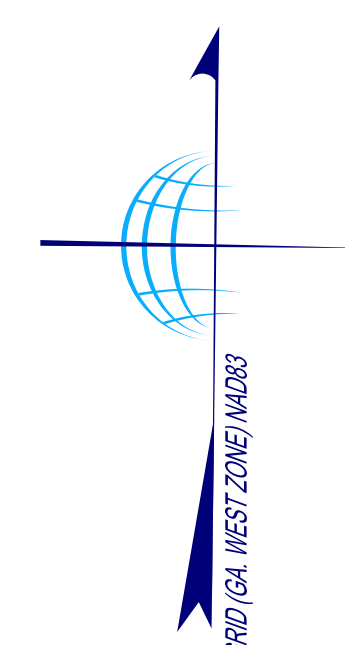
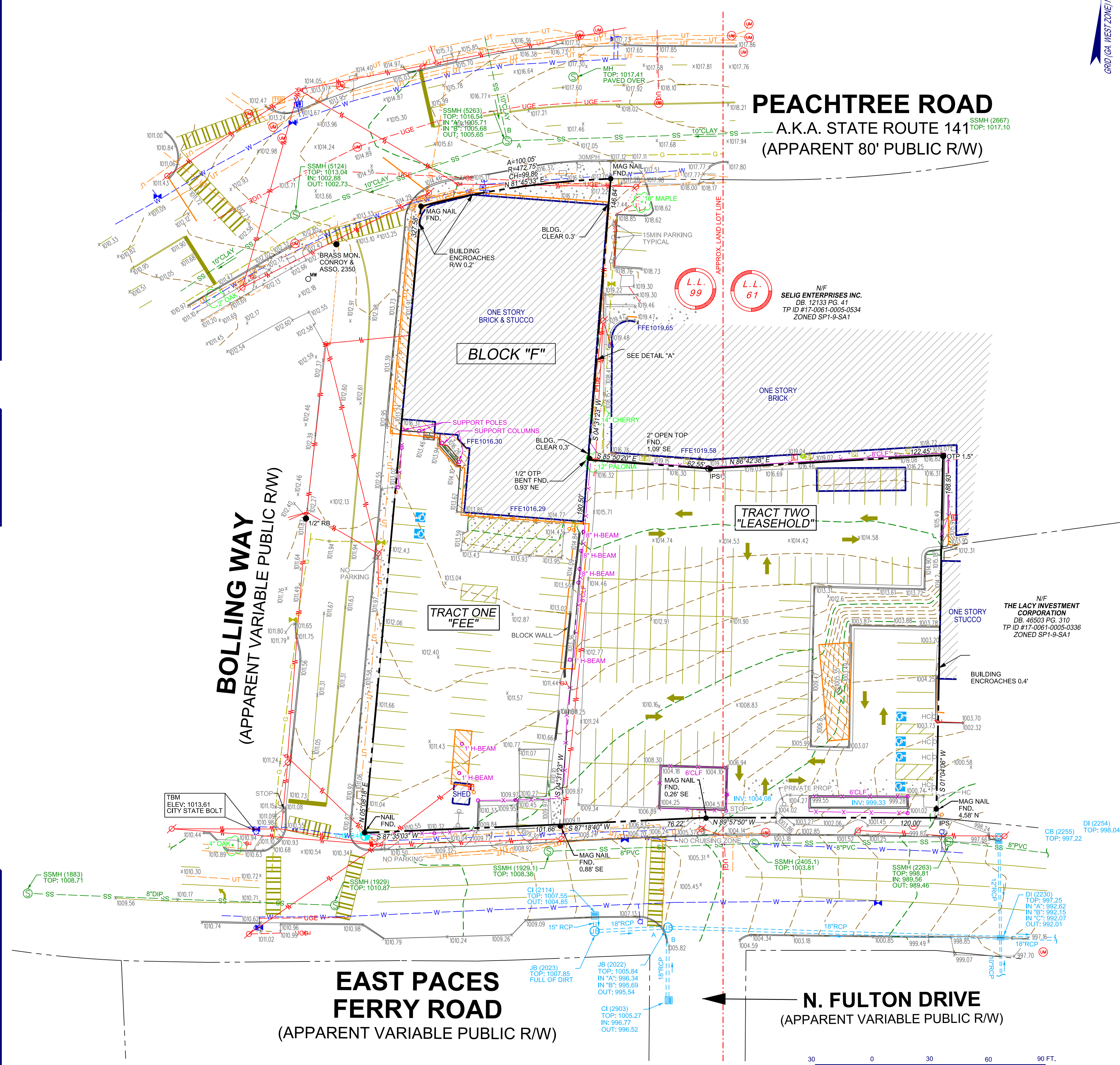
ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, PANEL NUMBERS 13121C0234F, DATED SEPTEMBER 18, 2013, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCE NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO APPARENT RIGHT OF WAY OF PEACHTREE ROAD, BOLLING WAY AND EAST PACES FERRY ROAD.

REFERENCE MATERIAL

- ALTA/ACSM LAND TITLE SURVEY FOR SELIG ENTERPRISES, INC. & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY CENTERLINE SURVEYING SYSTEMS, INC., DATED: JANUARY 30, 2006.
- WARRANTY DEED TO PROGRESO PROPERTIES, LLC, AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.
- WARRANTY DEED TO JODACO, INC., RECORDED IN DB, 29203 PG. 676 AFORESAID RECORDS.
- SECURITY DEED TO FIRST COLONY LIFE INSURANCE COMPANY RECORDED IN DB, 26812 PG. 004 AFORESAID RECORDS.
- BOUNDARY & TOPOGRAPHIC SURVEY FOR BEN CARTER PROPERTIES PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED JUNE 12, 2007
- BOUNDARY & TOPOGRAPHIC SURVEY FOR BEN CARTER PROPERTIES PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED JUNE 12, 2007



LOCATION MAP

NOT TO SCALE
LAT - 33°50'22.78\"/>

PEACHTREE ROAD A.K.A. STATE ROUTE 141 (APPARENT 80' PUBLIC RW)

SITE INFORMATION

BLOCK "F" - TRACT ONE - FEE PARCEL
CURRENT OWNER: OMB BUCKHEAD LENDER LLC
DB, 50115 PG. 598

TAX PARCEL ID #17-0099-0006-0026
ADDRESS: 3135 PEACHTREE ROAD
ZONING: SP1-9-SA1

BLOCK "F" - TRACT TWO - LEASEHOLD PARCEL
CURRENT OWNER: PLACE ON PACES LLC
DB, 36199 PG. 181

LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB, 50115 PG. 598

TAX PARCEL ID #17-0099-0006-0513 & #17-0061-0005-0021
ADDRESS: 288 EAST PACES FERRY ROAD & 310 EAST PACES FERRY ROAD
ZONING: SP1-9-SA1

Project No.	Survey No.	No.	Date
2014130	1	1	07/16/2015
	2	2	07/16/2015
	3	3	07/16/2015
	4	4	07/16/2015
	5	5	07/16/2015
	6	6	07/16/2015
	7	7	07/16/2015
	8	8	07/16/2015
	9	9	07/16/2015
	10	10	07/16/2015

TOPOGRAPHIC SURVEY FOR BEN CARTER PROPERTIES (BUCKHEAD AVENUE PARCEL "F") LOCATED IN LAND LOT 99, 17TH DISTRICT FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2377

SHEET NO.
1/1
DRAWING# TM 11-130

TerraMark Land Surveying, Inc.
1100 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone No. (770) 421-1927
Fax No. (770) 421-0552
www.TerraMark.com
Professional Land Surveying C. O. A.#LSF000810



THE OFFICE
BUCKHEAD ATLANTA
300 EAST PACES FERRY

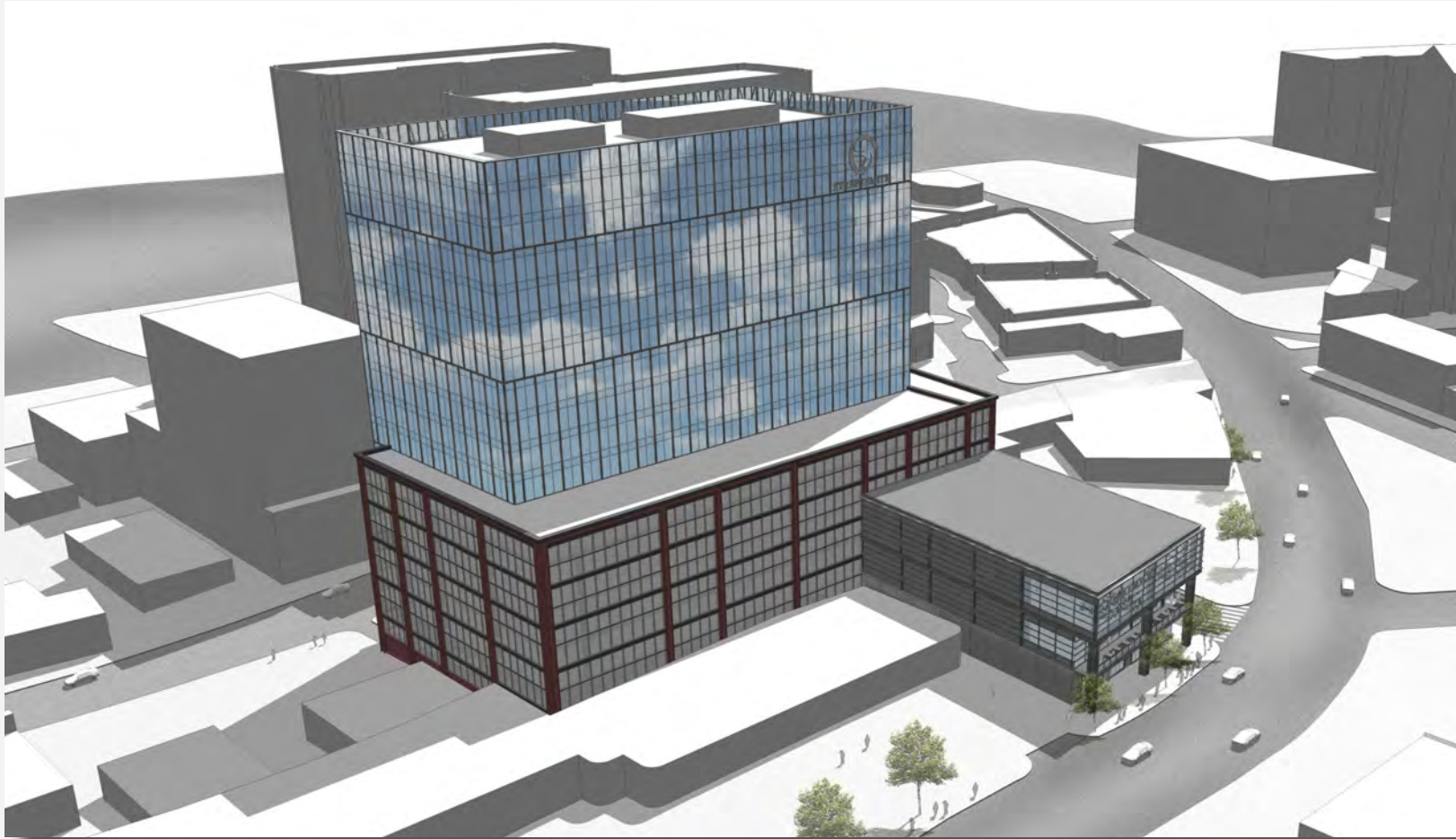
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CORELLI

BUCKHEAD

BUCKHEAD

A T L A N T A



BUILDING RENDERINGS



June 29, 2017

Denise Starling
Executive Director
Livable Buckhead, Inc.
3340 Peachtree Road, NE
Suite #1640
Atlanta, GA 30326
Direct: 404-842-2682

RE: 3135 Peachtree Rd NE Atlanta Ga 30305 Site Demolition

To Whom It May Concern

I, Clinton Kurtz, of United Development Services hereby request approval to demolish the old "Hifi Buys" building located at 3135 Peachtree Rd NE. The intent is to remove all vertical structures only. No concrete slabs, asphalt, curb and gutter or any other horizontal demolition will take place. The site will be surrounded by a fence with graphics showing the proposed future development "The Office." The graphics will match the existing graphics and as shown on the demolition drawings. All existing sidewalks will remain operational after demolition is complete.

Please contact me if you have any questions pertaining to this request.

By: Clinton J Kurtz

Company: United Development Services LLC
Address: 2475 Northwinds Parkway, Suite 200 Alpharetta Ga 30009
Phone: 770-730-6220
Email: Clintonkurtz@udvs.net

Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.

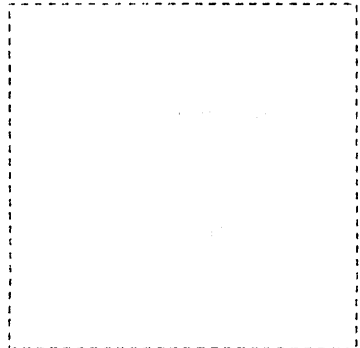


APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: _____

APPLICANT (name) MICHELE RITSCH
COMPANY NEP
ADDRESS 57 STANDISH AV
PHONE NO. 404 8275476 EMAIL michele@acpatl.com
PROPERTY LANDOWNER OMB BUCKHEAD LENDER LLC
ADDRESS 2475 NORTHWINDS PKY ALPHARETTA
PHONE NO. 770-753-6220 EMAIL clintonkurtz@udvs.net
ADDRESS OF PROPERTY 3135 PEACHTREE



Land District _____ Land Lot _____ Council District _____ NPU _____

Is property within the BeltLine Overlay District? Yes No Zoning Classification _____

INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Submission:** Four (4) Site plans & Two (2) Elevations; if DRI or NPU review is required: one (1) extra copy per review
 - b. **Final Submission:** after initial staff review addressing staff comments: Six (6) Site plans & Three (3) Elevations.
 - c. **Other Information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - o **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - o **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - o **BeltLine, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Planning Staff is recommended prior to SAP submittal. To arrange such a meeting contact Facia Brown at 404-330-6636 or fbrown@atlantaga.gov. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below. Submit (1) one application and (3) three sets of drawings, staff will make copies of the received SAP for you.
 - > Mail a copy of the submitted SAP application & drawings stamped received by the Office of Planning to the NPU.
 - > Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the SAP review period.
 - o **Development Review Committee (DRC)*:** Projects in the BeltLine & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review.
 - o **Development of Regional Impact (DRI) Study:** Developments either over 500,000 s.f. or having greater than 600 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - > **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - > **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable stormwater work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 6-30-17 Signature of Applicant [Signature]

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was approved or denied on _____
See attached Special Administrative Permit Approval Form(s) for detailed approval information.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application. Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

- ___ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ___ 2. **Notice to Applicant Form:** with signature and date.
- ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ___ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** Four (4) copies for initial staff review. If DRI or NPU review is required: one (1) extra copy per review. **Final Submission (after staff review):** Six (6) copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - **For commercial** uses:**
 - Maximum building coverage
 - Public space area (PSR)
 - **For residential** uses:**
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ___ 7. **Elevations of building facades** Two (2) copies for initial staff review. **Final Submission:** Three (3) copies.
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- ___ 10. **Beltline Overlay District, NC-2, NC-6, NC-10, NC-11, and NC-12 properties:**
 - Notarized Affidavit of NPU Notification, and Copy of U.S. Postal Service Certificate of Mailing.
- ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- ___ 12. **Other information** necessary for the SAP as requested by staff.
- ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** for any site disturbance activities to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure.



SPECIAL ADMINISTRATIVE PERMIT (SAP)

Affidavit of NPU Notification for Beltline, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 Districts

File # _____

This Affidavit form and a copy of the United States Postal Service Certificate of Mailing are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

Neighborhood Planning Unit (NPU) has **TWENTY ONE (21)** days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Planning prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): 3135 PEACHTREE

Zoning Classifications _____ Land District _____ Land Lot _____ Council District _____ NPU _____

APPLICANT:

Name: MICHELE RITSCH

Company: ACP

Address: 57 STANISH ATL GA 30309

Telephone: 404-867-5476 Email: michele@acpatl.com

As the APPLICANT, I, MICHELE RITSCH swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s) _____ Phone Number(s) _____ Email Address (es) _____

Adjacent NPU(s) Contact Information

Name of Contact Person(s) _____ Phone Number(s) _____ Email Address (es) _____

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, 20_____.

Who Swears That the Information Contained in this Authorization Is True and Correct To the Best of His or Her Knowledge and Belief.

Signature of Notary Public _____

Date _____

(To be completed by Applicant & Staff):

Signature of Applicant _____

Printed Name of Applicant _____

Office of Zoning & Development Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Planning on the application.



City of Atlanta Office of Zoning & Development
DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
 Central Atlanta Progress, 84 Walton Street NW, Suite 500
 Contact Audrey Leous: ALeous@atlantadowntown.com
 (404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
 Midtown Alliance, 999 Peachtree Street NE, Suite 730
 Contact Ginny Kennedy: Ginny@midtownalliance.org
 (404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
 BATMA, 3340 Peachtree Road NE
 Tower Place Bld. 100, Suite 1515
 Contact Denise Starling: Denise@batma.org
 (404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
 Atlanta BeltLine Inc.
 100 Peachtree Street NW, Suite 2300
 Contact Lynnette Reid: LReid@atlbeltline.org
 (404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff. To arrange such a meeting contact Facia Brown at 404-330-6636 or fbrown@atlantaga.gov.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.