

3121 PIEDMONT ROAD NE,
3125 PIEDMONT ROAD NE,
561 MARTINA DRIVE NE

ATLANTA, GEORGIA 30305

SPI-9 BUCKHEAD VILLAGE DISTRICT, SUBAREA 2
DRC PRESENTATION
2026.06.03

OWNER:
PARTINA LAND, LLC
3255 PEACHTREE ROAD NE, #2
ATLANTA, GA 30305

GENERAL

PARTINA LAND, LLC OWNS ALL THREE PARCELS LISTED BELOW. THREE SEPARATE APPLICATIONS ARE BEING PROVIDED, WITH ONE UNIFIED DRC PRESENTATION FOR CLARITY. THE OWNER WILL BE PROVIDING SHARED PARKING AGREEMENTS BETWEEN THESE THREE PROPERTIES, AS OUTLINED IN THE FOLLOWING.

3121 PIEDMONT ROAD

3121 PIEDMONT ROAD IS AN EXISTING 2 STORY OFFICE BUILDING, WITH A PARTIAL BASEMENT. THE ORIGINAL STRUCTURE IS CONSTRUCTED OF CONCRETE FILLED CMU BLOCK, WITH STEEL BAR JOISTS AND CONCRETE FILLED METAL DECK. THE REAR AND NORTH SIDE OF THE BUILDING HAVE RECEIVED BUILDING ADDITIONS, WHICH ARE OF WOOD CONSTRUCTION. THESE WOOD CONSTRUCTION ADDITIONS ARE DAMAGED, AND IN NEED OF REPAIRS. THESE PORTIONS OF THE BUILDING ARE INTENDED TO BE REMOVED AND RECONSTRUCTED IN A SIMILAR CONFIGURATION DURING THIS PROJECT. THE BUILDING IS INTENDED TO BE MIXED USE, CONTAINING RETAIL, RESTAURANT, AND PERSONAL SERVICE USES.

3125 PIEDMONT ROAD

3125 PIEDMONT ROAD IS AN EXISTING SURFACE PARKING LOT, WITH NO EXISTING OCCUPIABLE STRUCTURES. NO NEW STRUCTURES ARE INTENDED FOR THIS PROPERTY. THE INTENT IS TO PERFORM WORK TO UNIFY THE STREETSCAPES, PARKING SURFACING, AND STRIPING.

561 MARTINA DRIVE

561 MARTINA DRIVE NE IS AN EXISTING 2 STORY RESTAURANT, WITH A BASEMENT. THIS BUILDING IS INTENDED TO BE DEMOLISHED AND REMOVED. IN IT'S PLACE WILL BE A SINGLE STORY RESTAURANT BUILDING.



Sec. 16-18I.010. - Redevelopment requirements & exemptions.
Any property wherein the principal building is removed or destroyed by any means to an extent of more than 60 percent of the replacement cost at the time of destruction or removal shall be redeveloped in accordance with the requirements of this chapter and any paving or other accessory structure elements within any required transitional yard shall be removed and buffers provided as required herein, notwithstanding any other provision in Part 16 to the contrary.

Exemptions: The following activities shall be exempt from requirements of sections 1618I.015, 16-18I.016 and 16-18I.017 of this chapter:

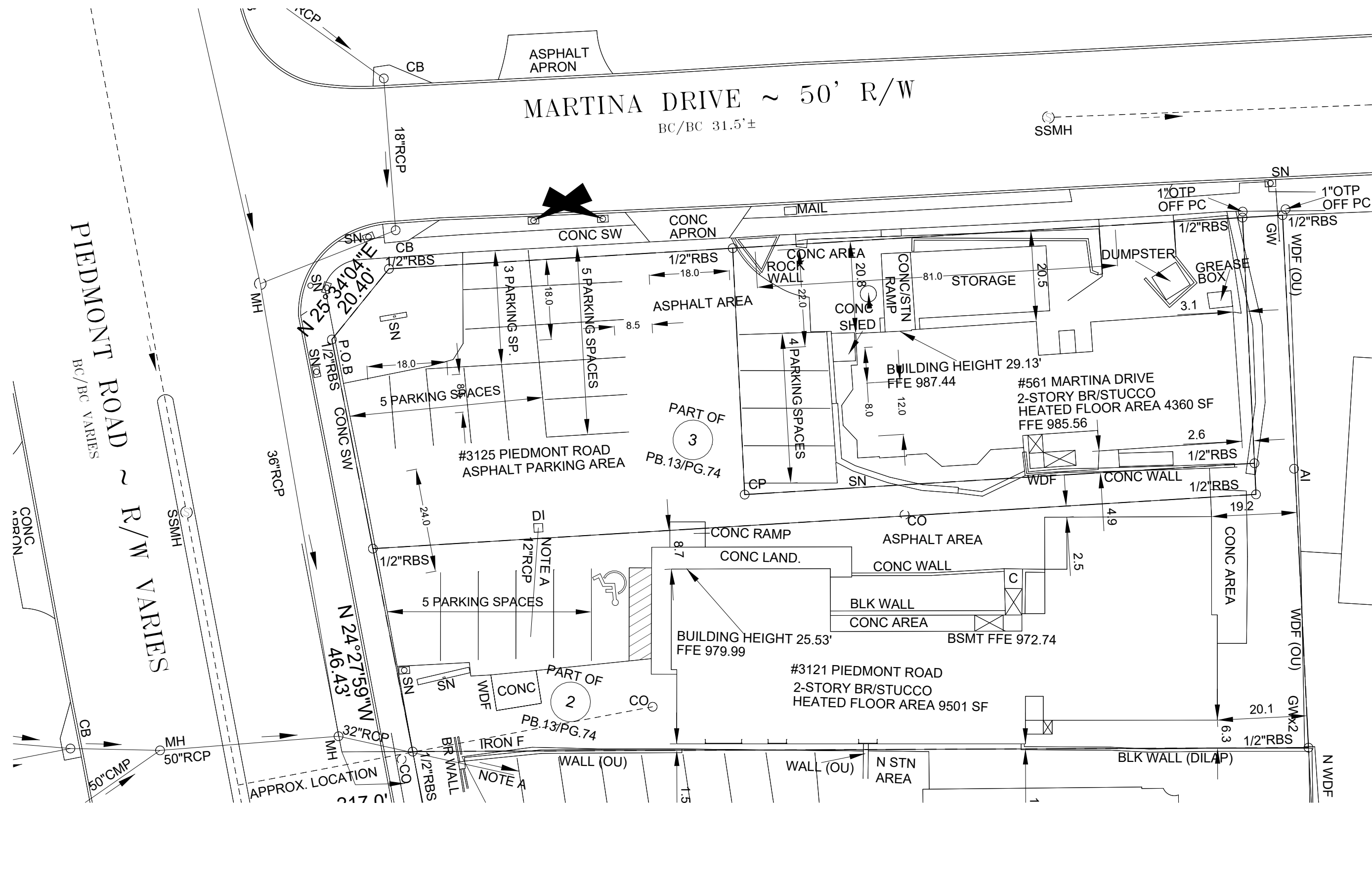
- 1.Interior renovations or exterior repairs; and
- 2.Renovation and/or expansion of an existing building that increases the floor area by no more than the lesser of 8,000 square feet or 40 percent of the existing floor area of the existing building(s) on the subject parcel unless said renovation and/or expansion seeks to permanently modify the existing sidewalk or supplemental zone and/or pedestrian access from the public right-of-way.

OWNER IS SEEKING EXEMPTION FROM THE LISTED EXEMPTIONS IN SEC. 16-18I.010, EXEMPTION 2 (SEC. 16-18I.015 SIDEWALKS, SEC. 16-18I.016 SUPPLEMENTAL ZONE, SEC. 16-18I.017 RELATIONSHIP OF BLDG TO STREET)
AS THE CURRENT DESIGN IS NOT PROPOSING TO EXPAND THE EXISTING FLOOR AREA BY MORE THAN 40 PERCENT.

3121 PIEDMONT ROAD
EXISTING: 9,908 SF
ALLOWABLE: 9,908 SF * 1.40 = 13,872 SF
PROPOSED: 13,868 SF

PARKING REQUIRED
3121 PIEDMONT ROAD - 26
3125 PIEDMONT ROAD - 0
561 MARTINA - 2

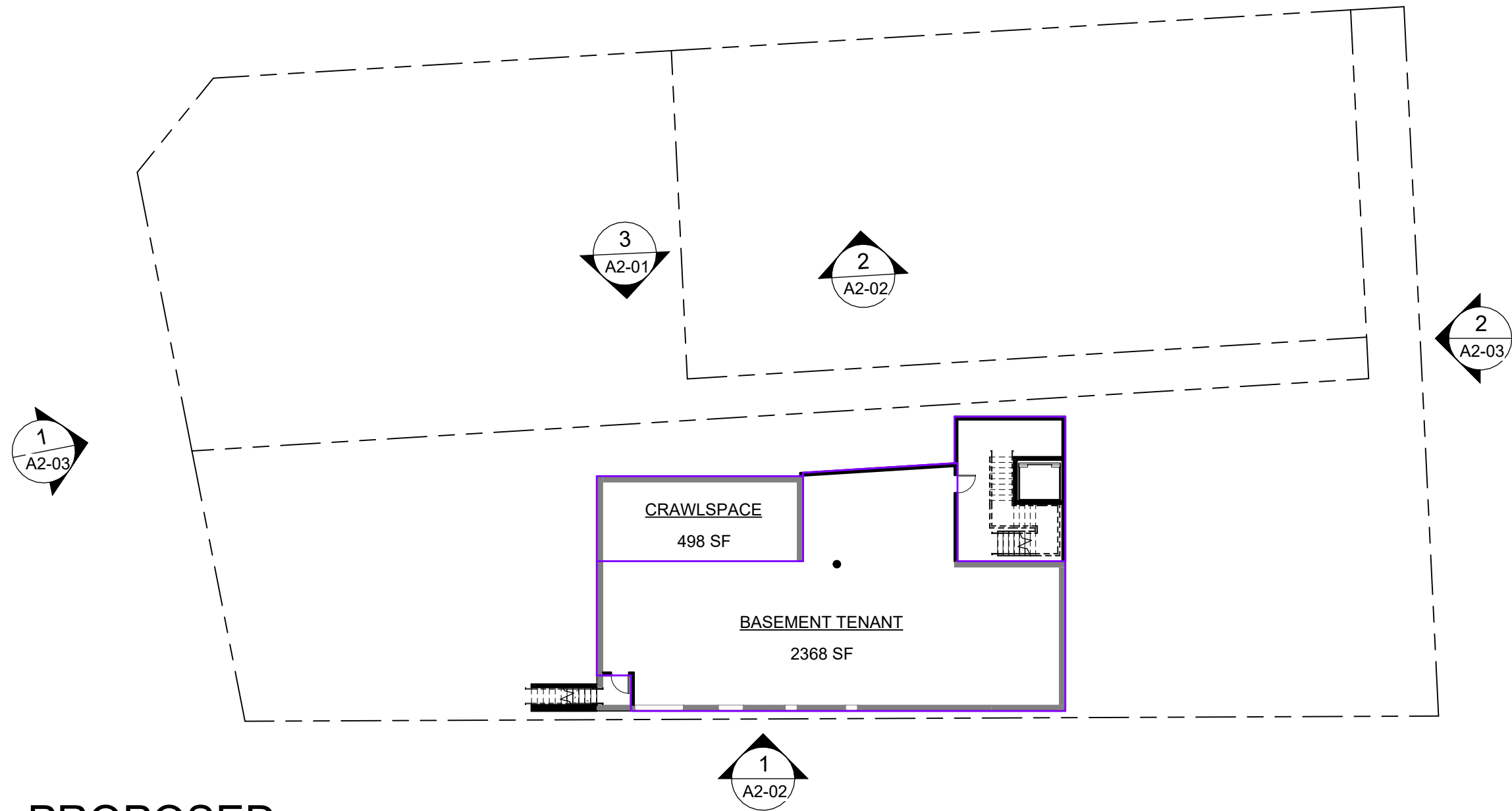
PARKING PROVIDED - 28



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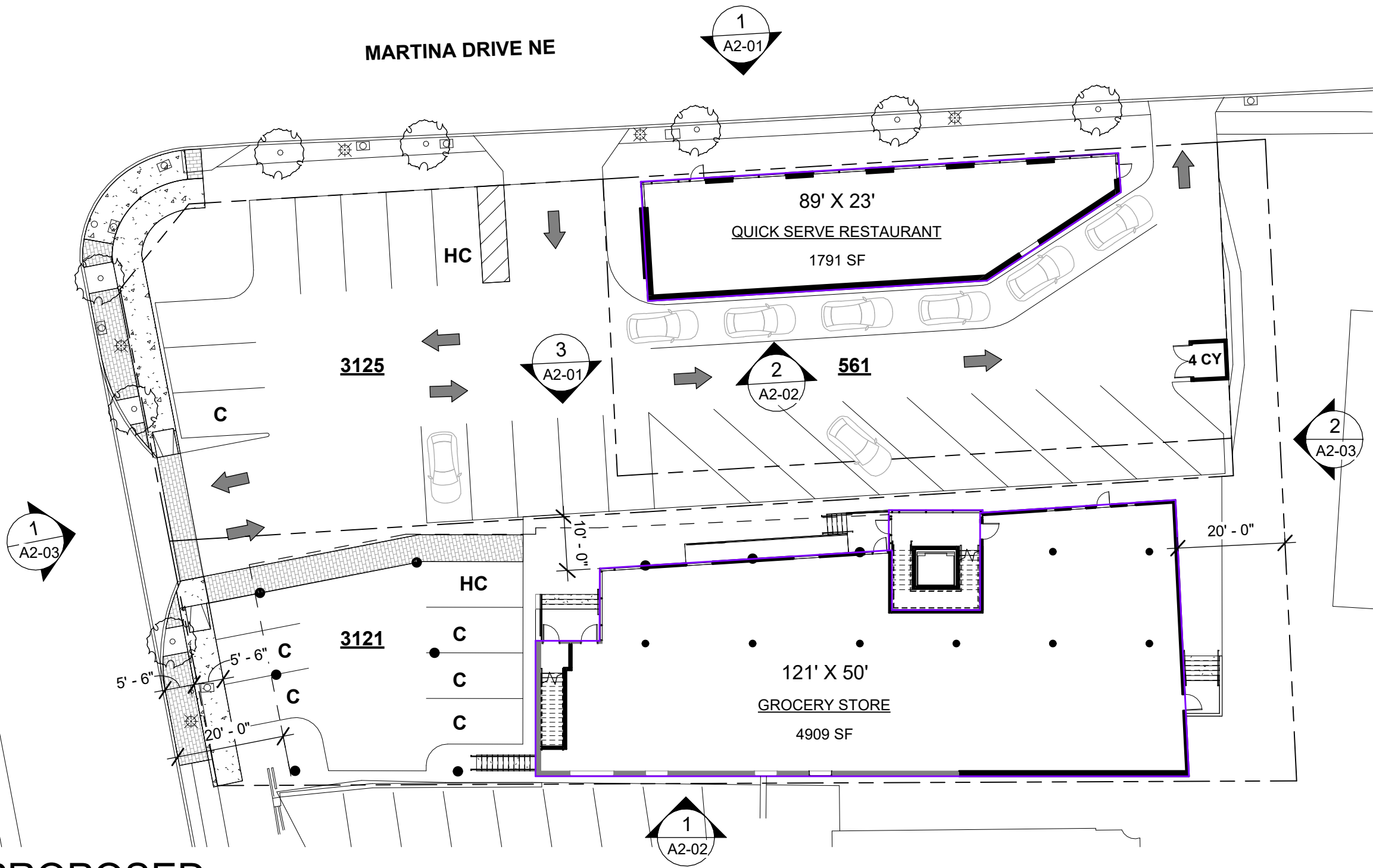


1 **BASEMENT - PROPOSED**
3/64" = 1'-0"



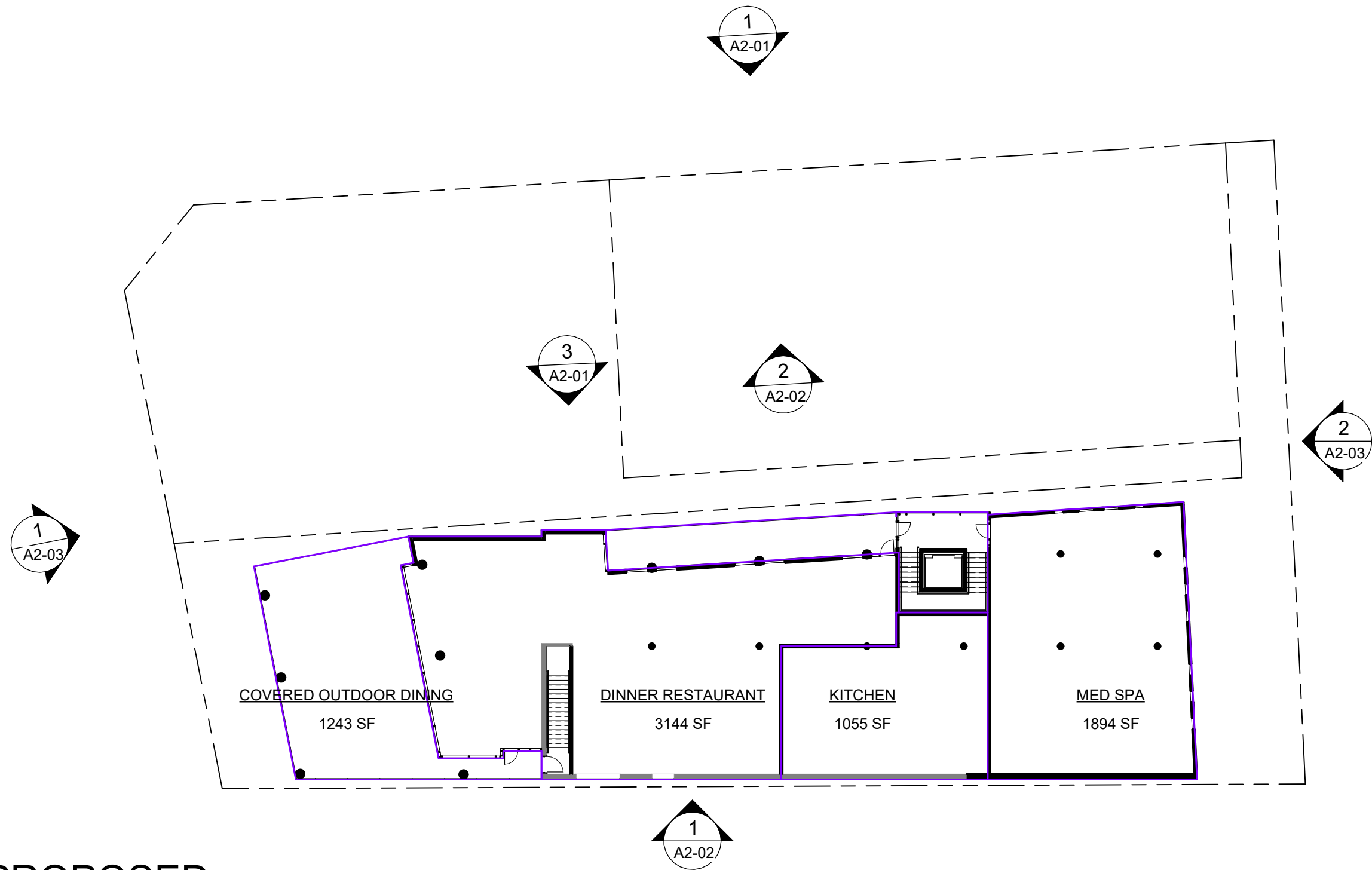
PIEDMONT ROAD NE

MARTINA DRIVE NE



1 LEVEL 01 - PROPOSED
3/64" = 1'-0"





1 **LEVEL 02 - PROPOSED**
3/64" = 1'-0"





3 NORTH ELEVATION - INTERNAL
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



561 PARAPET
1004' - 2"

561 ROOF LEVEL
1000' - 2"

561 LEVEL 01
986' - 2"

2

SOUTH ELEVATION - INTERNAL

1/16" = 1'-0"



3121 ROOF LEVEL
1009' - 0"

3121 LEVEL 02
993' - 0"

3121 LEVEL 01
980' - 0"

BASEMENT
967' - 4"

1

SOUTH ELEVATION

1/16" = 1'-0"





2

EAST ELEVATION

1/16" = 1'-0"



1

WEST ELEVATION

1/16" = 1'-0"



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