

## DRC Agenda

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**DATE:** June 17, 2026  
**TIME:** 5:00 PM  
**LOCATION:** 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 [frose@atlBeltline.org](mailto:frose@atlBeltline.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: 1593 Huber St – Kimley-Horn for Wood Partners**

Proposed multifamily building, parking structure, onsite amenity and parking, new private street and public streetscape improvements. 247 total units are proposed with 38 affordable units at 80% AMI. The site is zoned MR-5A/BL Overlay/UW Overlay

Connor Galloway – [connor.galloway@kimley-horn.com](mailto:connor.galloway@kimley-horn.com)

#### **Requested Variation(s):**

None identified by the applicant.

### **New Business: 871 Wheeler St – Leonard Adams**

This community-focused mixed-use development centers on a public park and event lawn connected to the Atlanta Beltline spur trail and the English Avenue neighborhood. The 48,623-SF, two-story building includes nonprofit offices, flexible community training and meeting spaces, and a multipurpose event venue. Retail pods along the event lawn provide incubator space for local small businesses. The site includes 83 parking spaces, outdoor gathering areas, public art installations, and historical displays celebrating the community's heritage. The design combines glass, brick, metal panels, and murals to create an inviting community hub that supports engagement, education, entrepreneurship, and neighborhood revitalization. The project is zoned SPI 3 SA 8 (English Ave)/Beltline Overlay.

Leonard Adams – [adams@questcdc.org](mailto:adams@questcdc.org)

#### **Requested Variation(s):**

1. **Sec. 16-36.013.1 and 2** – Supplemental zone height. Request to exceed the 30" supplemental zone height.
  - a. *The existing retaining wall along the NW corner of the site is approximately 6' above the sidewalk. Our proposed solution is an art piece that also serves as a retaining wall that has been reduced to 68" above the sidewalk. This art piece will revolve around storytelling, with a focus on the timeline of important historical events that helped shape the English Avenue community as well as important milestones in our country's evolution.*

2. **Sec. 16-36.013**– Sidewalk and Supplemental Zone table –Request to reduce clear zone width on Wheeler and Oliver St.
  - a. *Along Wheeler Street we are providing a 6’ sidewalk and a landscape strip between the sidewalk and building frontage to accommodate the grade changes along Wheeler Street. The building would have to shift 4’ to the North to provide the 10’ clear sidewalk and maintain the required planting strip between the building and sidewalk.*
  - b. *Along Oliver Street we are providing a 6’ sidewalk matching what was recently installed at the existing cell tower lot frontage at the Northeast corner of the site in order to maintain sidewalk continuity with the existing condition.*
3. **Sec. 16-36.013.4.b** – Supplemental Zone- fences and walls: For all other non-residential sidewalk level uses: fencing is prohibited.
  - a. *In congruence with Variance Request #1 above, due to the change in elevation resulting from the existing site topography, a retaining wall with fall protection will be required along a portion of the Joseph E Lowery frontage. The proposed fall protection will be executed as part of the custom art installation previously described.*
4. **Sec. 16-36.014.7** – Relationship of building to street –Request to reduce the fenestration requirements along Beltline (65%) min and Oliver St (30% min).
  - a. *The partial opaque ground-floor façades along the Beltline and Oliver Street are a response to the functional and security requirements of the program. The screened parking garage, main electrical room, and mechanical pump room, all essential building infrastructure, necessitate solid, secure wall construction that precludes fenestration along these elevations. Rather than treating these walls as a limitation, the design leverages them as an opportunity for community engagement, incorporating artistic murals that share the history of the surrounding neighborhood and the nonprofit occupants of the building. This approach balances the security needs of the facility with an active, visually engaging street presence that reinforces the project's community-first mission.*
5. **Sec. 16-38.017.3cii** – Driveway curb cuts, driveways, and parking structures – Parking structure active use. Request to eliminate the active use requirement.
  - a. *Similar to variance request #4 above, the partial opaque ground-floor façades along the Beltline and Oliver Street are a deliberate response to the functional and security requirements of the program. The screened parking garage, main electrical room, and mechanical pump room, all essential building infrastructure, necessitate solid, secure wall construction that precludes fenestration along these elevations. Rather than treating these walls as a limitation, the design leverages them as an opportunity for community engagement, incorporating artistic murals that share the history of the surrounding neighborhood and the nonprofit occupants of the building. This approach balances the security needs of the facility with an active, visually engaging street presence that reinforces the project's community-first mission.*
6. **Sec. 16-36.020.5.b** – Off-street surface parking lots: shall not be located between a building and the street without an intervening building. Request to allow parking between building and street.
  - a. *The site is bound by four public frontages; Joseph E. Lowery Boulevard to the west, Wheeler Street to the south, Oliver Street to the East, and the Atlanta Beltline spur trail to the North. With active, program-facing frontages required on all four sides, the surface parking lot has been located at the rear of the site, adjacent to an existing cell tower, representing the least impactful placement available given the site's width constraints*

*and topographic challenges. The event lawn and the public-facing lobbies for the large assembly space and training rooms all front Joseph E. Lowery Boulevard, prioritizing an active, pedestrian-friendly presence along the primary arterial corridor.*