

DRC Agenda

DATE: October 21, 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 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: 597 Auburn Ave - Lineweight Studio

Convert a historic church to a bakery at 597 Auburn Ave. There will be no increase to the existing square footage of the project. The primary architectural changes involve carefully planned, partial demolition of a portion of the existing building to reintroduce a historic porch element. This newly created porch area will occupy the footprint of the demolished section, remaining entirely within the original building envelope and restoring a residential-style frontage at the main corner. Another partial demolition and porch introduction will take place on the Auburn Ave side yard, providing space for a covered patio, and an ADA-compliant pedestrian access to the bakery.

Applicant: Aleksander Hays – ahays@lineweightstudio.com

Requested Variation(s):

1. Variation request to **Section 16-36.012 - Sidewalk Clear Zone & Street Furniture/Tree Planting Zone:** A variation to reduce both zones to their existing dimensions. Expanding these zones to modern standards would require destroying the historic facade and porch elements.
2. Variation request to **Section 16-36.013 - Supplemental Zone & Build-To Line:** A variation to allow the historic building footprint and the restored porch to dictate the setback, reducing the supplemental zone to existing conditions.
3. Variation request to **Section 16-36.014.7 - Fenestration Requirements:** A variation to maintain the building's historic window patterns and proportions, which reflect its residential and church origins, rather than imposing modern commercial storefront transparency percentages.

New Business: 148 Flat Shoals Ave

A new four-unit two-story mixed used building frame construction VB on slab. The site currently has no structures on it. The property is zoned C-1/Beltline Overlay.

Applicant: Ariella Faitelson – ariella@vcgrealty.com

Requested Variation(s):

1. Variation request to **Section 16-36.012 - Sidewalk Clear Zone & Street Furniture/Tree Planting**

Zone: Along Stovall Street to allow 6' clear zone only.

We propose to build a 6' clear zone sidewalk to match 95% of Reynoldstown sidewalk design—especially on our narrow side streets. Stovall is our “secondary street” and overwhelmingly residential in nature. A sidewalk does not extend north to Kirkwood Avenue currently or in our plan. To impose the 5' Tree Zone plus 10' clear zone would be a drastic taking westward into this extremely small parcel.

2. Variation request to **Section 16-36.012 - Sidewalk Clear Zone & Street Furniture/Tree Planting**

Zone: Along Flat Shoals Ave to allow 6'6" clear zone only.

There had been to be a storefront commercial building on this site and we are in many ways mimicking that project. There are mature oak trees in the sidewalk zone that would be difficult to construct around as well. Lastly the parcel's acute corner geometry creates an awkward situation where designing a tree zone at the curb then clear zone would be less than ideal. We have however used our entire 10' zoning setback for public fronting plaza or patio, which is in line with Beltline goals of street activation. To impose the 5' Tree Zone plus 10' clear zone would be a drastic taking northward into this extremely small parcel.

3. Variation request to **Section 16-36.014.7 - Fenestration Requirements:** A variation to reduce the required fenestration along Stovall from 30% to 28%.

We have greatly exceeded our fenestration needs along Flat Shoals so we are asking for a relief on our side street. Stovall is our “secondary street” and overwhelmingly residential in nature. Our fenestration on the next level up is significant and should be acknowledged. Lastly the parcel's acute corner geometry creates a unique architectural situation where glass on each side of that retail suite would be less than ideal.