

Born Baby  
Retail Fit-out  
3229 Cains Hill PI NW  
Atlanta GA 30305

6/28/2019

Attached is a Special Administrative Permit (SAP) application from the Born Company LLC (the Applicant) that presents proposed exterior alterations to an existing retail space located at 3229 Cains Hill PI in Buckhead Village SPI-9 SA3 Buckhead Parking Overlay District.

The project is a proposed alteration of an existing retail space for a new retail tenants. The existing suite is 2-story 3470sf total. The 1735sf ground floor is retail at grade facing Cains Hill PI. The 1735sf lower floor is for non-public back of house facing a rear parking and service lot. The current facade is approximately 12'-0" tall from Cains Hill. The existing parking is 3 customer spaces in front of the suite on Cains Hill and five spaces from the rear lot for a total of 8 spaces. No change is proposed to the sitework, parking, etc. No change in use is proposed.

The scope of work is primarily interior retail fit-out. The exterior scope of work includes expanding and reconfiguring existing openings on the front and rear facades. We propose to enlarge the exterior fenestration facing Cains Hill from two smaller windows to one larger display window and relocate the entry with a new door and canopy. The proposed new fenestration encompasses 70% of the frontage per code.

Requested Variance of bicycle parking reduction from 2 to 0 due to lack of area in front and rear of store. The existing sidewalk is +/-6'-4" wide directly facing customer parking from Cains Hill. The rear entry leads to an existing egress deck and ramp out to existing parking. No sitework is proposed. The target customer consisting mainly of pregnant and new mothers, are unlikely to arrive by bicycle.

If you have any questions, please do not hesitate to contact us  
Lauren Baynes  
917-288-5010  
lauren@shopbornbaby.com



**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)** Lauren Baynes

**ADDRESS** 3653 Donaldson Dr NE, Brookhaven, GA 30319

**PHONE NO.** 917-288-5010 **EMAIL** lauren@shopbornbaby.com

**PROPERTY LANDOWNER** EAST ANDREWS REALTY LLC

**ADDRESS** 3050 Peachtree Rd NW, Suite 580, Atlanta, GA 30305

**PHONE NO.** 770-569-5509 **EMAIL** nsween@edens.com

**ADDRESS OF PROPERTY** 3229 Cains Hill Place NW, Atlanta, GA 30305

**Land District** 17 **Land Lot** 99 **Council District** 8 **NPU** B

Is property within the BeltLine Overlay District? Yes  No  **Zoning Classification** SPI-9 SA3

Is Inclusionary Zoning applicable to this project? Yes  No  (See additional requirements below)



**Submittal Checklist (See detailed checklist on page 2):**

- 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.
- Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
- Site Plan** (released for construction and sealed) **and Building Elevations:**
  - a. **Initial Submission:** Four (4) Site plans & Two (2) Elevations; with two (2) more copies if DRI or NPU review is required.
  - b. **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 Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form.
- Notice to Applicant:** Submit attached form with signature and date.
- Development Controls Specification Form**

**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 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000.     Developments ≥ 250,000 sq.ft. 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** 6/27/2019 **Signature of Applicant** Lauren Baynes

**Additional Submittal Requirements (as applicable):**

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Certification: <https://www.atlantaga.gov/home/showdocument?id=33627>
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Zoning and Development Staff is recommended prior to SAP submittal. To arrange such a meeting contact Krishanna Marie Newton at 404-330-6065 or [knewton@atlantaga.gov](mailto:knewton@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 Zoning and Development** 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.
- **Development Review Committee (DRC)\*:** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review.
- **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. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is REQUIRED for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: [www.atlantawatershed.org/greeninfrastructure](http://www.atlantawatershed.org/greeninfrastructure)

(FOR OFFICE OF ZONING AND DEVELOPMENT 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.

Signed for Director, Office of Zoning & Development \_\_\_\_\_

Staff Reviewer - Print Name \_\_\_\_\_



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.
- \* As applicable per scope of work on project \*\* Show required and proposed (where applicable measure in square footage)
- \_\_\_ 6. **Roof top 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 Overly 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. Photographs (buildings/site): Show existing conditions for alterations to existing building facades and/or site modifications.
  - \_\_\_ 12. Shared Off-site Parking: Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
  - \_\_\_ 13. **Other information** necessary for the SAP as requested by staff.

The City Code provides that Zoning and Development 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.**



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**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 Zoning and Development 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 Zoning and Development 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 4<sup>th</sup> Thursday morning monthly  
Central Atlanta Progress, 84 Walton Street NW, Suite 500  
Contact Audrey Leous: [ALeous@atlantadowntown.com](mailto:ALeous@atlantadowntown.com)  
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

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

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

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

Beltline Overlay

Meeting held the 3<sup>rd</sup> Wednesday evening monthly  
Atlanta Beltline Inc.  
100 Peachtree Street NW, Suite 2300  
Contact Lynnette Reid: [LReid@atlbeltline.org](mailto:LReid@atlbeltline.org)  
(404) 477-3551

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

**Application Submittal and Review Process**

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange such a meeting contact Facia Brown at 404-330-6636 or [flbrown@atlantaga.gov](mailto:flbrown@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.





City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notarized Authorization by Property Landowner

File # \_\_\_\_\_

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, \_\_\_\_\_ SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: \_\_\_\_\_

AS SHOWN IN THE RECORDS OF \_\_\_\_\_ COUNTY, GEORGIA WHICH IS  
THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED  
BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

**NAME OF APPLICANT (PRINT CLEARLY):**

\_\_\_\_\_  
\_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

\_\_\_\_\_  
Signature of Property Landowner

\_\_\_\_\_  
Print Name of Property Landowner

Personally Appeared  
Before Me

\_\_\_\_\_

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



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP)**  
**AFFIDAVIT OF NPU NOTIFICATION**

(\*APPLICABLE ONLY FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

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.

The 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 Zoning and Development prior to any SAP approval.

**LOCATION OF SUBJECT PROPERTY:**

Street Address(es): 3229 Cains Hill PI NW

Zoning Classifications SPI-9 SA3 Land District 17 Land Lot 99 Council District 8 NPU B

**APPLICANT:**

Name: Lauren Baynes

Company: Born Company, LLC

Address: 3653 Donaldson Dr NE, Atlanta, GA 30319

Telephone: 917-288-5010 Email: lauren@shopbornbaby.com

As the APPLICANT, I, Lauren Baynes 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

**Lauren Baynes**

\_\_\_\_\_  
 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 Zoning and Development on the application.*



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP)**  
**NPU Notification Form**  
**(\*APPLICABLE FOR BELTLINE ONLY)**

File # \_\_\_\_\_

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay Zoning District. As part of the SAP application, applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. Per **Section 16-36.004** of the Beltline district regulations SAP approval is required for:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, per **Section 16-36.004** the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a certificate of mailing, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning and Development regarding an application prior to any SAP approval. Please note, where underlying regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

**The time period for NPU comment is 21 days from the date of the postage receipt.** If the NPU has no comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period cannot be considered in the Office’s project review or approval.

The BeltLine Zoning Overlay District primarily has design requirements that prescribe parameters for site layout and building elevations. The district regulations do not address issues related to land use or density (building square footage or number of units) as these are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus on the following items as addressed in the Beltline Zoning District including:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- ...and other BeltLine regulations

For questions, ask for a SAP staff member at 404-330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

**[BeltlineBOP@atlantaga.gov](mailto:BeltlineBOP@atlantaga.gov)**

***Applicant shall submit this form letter as the cover page to the package mailed to NPU chair or designee.***



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Development Controls Specifications (Required)

File # \_\_\_\_\_

Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the **site plan in chart form**. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

<b>Definitions and Methods of Calculation</b>						
<ul style="list-style-type: none"> <li><u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li><u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷2) X (street "B" length of property line)] + [(street "A" right-of-way width ÷2) X (street "B" right-of-way width ÷2)]</li> <li><u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
<b>Lot Size (in square footage)</b>						
Gross Land Area (GLA)						
Net Lot Area (NLA)		4530SF				
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input checked="" type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
<b>Base Provided</b>			N/A	NO PROPOSED CHANGE		
Bonus Allowed						
<b>Bonus Provided</b>						
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
<b>Residential Units</b>			<b>Total Provided: _____</b>			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)			Square Footage		
Max. Permitted						
Provided	NO PROPOSED CHANGE					
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required				65%		
Provided (specify for each street)				Cains Hill Pl: 70%		



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications (Required)**

File # \_\_\_\_\_

**Residential Open Space Requirements** (refer to Chapter 28 for clarification)

<b>Definitions and Methods of Calculation</b>		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.               <ul style="list-style-type: none"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.               <ul style="list-style-type: none"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).</li> </ul> </li> </ul>		
<b>TOSR: Total Open Space Requirements for Residential Only Projects</b>		
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
<b>Square Footage breakout of COVERED TOSR amount provided by the following:</b>		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
<b>UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments</b>		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	Portions of Landscaped Areas in Right-of-way adjacent to Property	





City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications (Required)**

File # \_\_\_\_\_

**Non-Residential Public Space Requirements** (refer to Chapter 28 for clarification)

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

**Parking and Loading Requirements** (refer to district regulations and Chapter 28 for clarification)

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required			0	
Provided			8	
Maximum Allowed			8	
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required			2	
Provided			0	
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)			0	
Provided (specify for each use)				



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notice to Applicant

File # \_\_\_\_\_

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

**It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted.** The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD.

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

<u>Lauren Baynes</u>		<u>6/27/2019</u>
Applicant Printed Name	Applicant Signature	Date



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
 (\*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)

File # \_\_\_\_\_

The Director of the Office of Zoning & Development or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. **Items omitted can and will delay applicant's review process.**

- \_\_\_ 1. Written summary describing the shared parking arrangement which shall identify:
  - a) Subject property: the principal property address and the lessee's name and contact information
  - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information
  
- \_\_\_ 2. Written notarized consent of the property owners agreeing to the shared parking arrangement.
  
- \_\_\_ 3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.
  
- \_\_\_ 4. Copies of valid notarized parking leases which shall include:
  - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Zoning & Development.
  - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Zoning & Development. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.
  
- \_\_\_ 5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
  - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
  - b) Documentation of all tenants sharing the parking facility, including:
    - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
    - ii. Hours of operation of each tenant.
  - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

**Sample site plan with applicable information:**

**Master Site Plan and Tenant Information**

<p align="center"><b>Site Plan</b> of <u>lessor</u> property including property lines.</p>	<p align="center"><b>Site Plan</b> of <u>lessee's</u> property with parking layout and including property lines.</p>	<p><b><u>Chart with the following information:</u></b></p> <ul style="list-style-type: none"> <li>Tenants by type of use</li> <li>Tenants square footages</li> <li>Tenants hours of operation</li> </ul> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>Key Plan</b> showing both sites</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>Illustrative</b> proposed signage or markings for spaces</p> </div> </div>
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Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Chapter 158 Vegetation: Parking Land Landscape Requirements\***

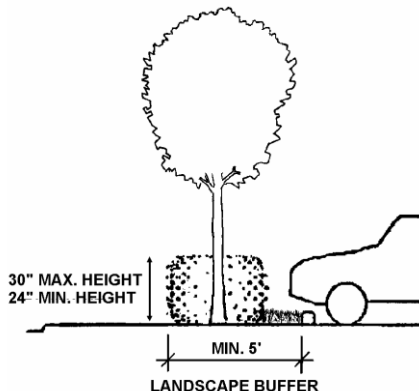
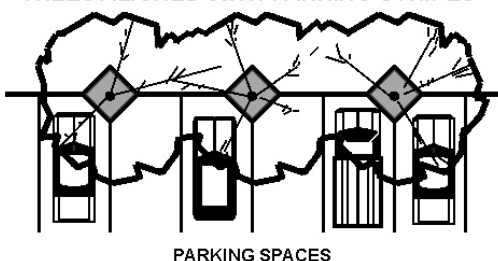
\* In SPIs 1, 9, 15, 16, 17, 18, 20, 21, 22, the Beltline Overlay District, and MR, LW, NC, MRC districts these requirements shall apply to all surface parking lots regardless of size. Refer to the zoning district regulations for any other requirements which may also be applicable, in addition to those in Chapter 158 (noted below).

**Section 158-30. Parking lot requirements.**

The owner of any surface parking lot that is being built and/or resurfaced, and that will have a total of 30 or more parking spaces, whether primary or accessory in use, and whether commercial or noncommercial, must present a plan to the city arborist for approval, indicating that the parking lot will meet the minimum barrier curb and landscaping requirements as follows:

- (1) **Barrier curbs shall be installed around the perimeter of the parking lot and around landscaped areas** that are required in this article, except where the perimeter abuts an adjacent building or structure and at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way and landscaped areas.
- (2) **Barrier curbs shall be a minimum of six inches in height and a minimum of eight inches in width and permanent in nature.** Barrier curbs shall be concrete or stone. Such curbs shall be securely installed and maintained in good condition.
- (3) Where the end of a parking space abuts a landscaped area, barrier curbs may be placed in the parking space at a maximum of two feet from the end of the parking space. This two-foot wide area may have the pavement removed and be developed as part of the required landscaped area.
- (4) **Surface parking lots shall have a minimum landscaped area equal to at least 10% of the paved area within such lot.** In no case shall a parking lot owner be required to provide landscaped areas that exceeds ten percent of the paved area. The director of the bureau of buildings, in consultation with the city arborist, shall have the authority to grant a variance from the requirements of this subsection if: the parking lot existed prior to 1977; and the director of the bureau of buildings finds that the applicant's circumstances meet the requirements set forth in subsection 158-30(15); and the director of the bureau of buildings finds that it is impossible to achieve the minimum landscaping requirement. For surface parking lots with fewer than 30 spaces, this variance may reduce or completely eliminate the amount of landscaped area required. For surface parking lots with 30 or greater spaces, this variance may reduce the landscaping requirement, but in no event shall the parking lot be permitted to have landscaped area that is less than ten percent of the paved area.
- (5) **A minimum of one (1) tree per eight (8) parking spaces shall be included in the required landscaped areas.** For the purpose of satisfying this requirement, existing trees that are two and one-half inches or more in caliper as measured at a height of 36 inches above ground level shall be considered to be equivalent to one or more newly planted trees on the basis of one tree for each two and one-half inches of caliper.
- (6) In addition to trees, ground cover shall also be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, liriopse, pine bark mulch and other similar landscaping materials.
- (7) **Shrubs shall be maintained at a maximum height of two and one-half (2.5) feet, except where such shrubs are screening the parking surface from an adjacent residential use. (Minimum height of 2 feet is required in SPI, BL, LW, MR, NC, and MRC districts).**
- (8) If landscaped areas are in the interior of a parking lot they shall be a minimum of six (6) feet in width and six (6) feet in length with a minimum area of 36 square feet.
- (9) **Continuous landscaped buffer strips shall be constructed along sidewalks and public rights-of-way where surface parking lots are adjacent to such sidewalks or public rights-of-way except at points of ingress and egress into the facility.** Such landscaped buffer strips shall be a minimum of five (5) feet in width and shall contain, in addition to ground cover, trees planted a maximum of 42 1/2 feet on center along the entire length.
- (10) **Newly planted trees shall be a minimum of two and one-half (2.5) inches in caliper as measured at a height six inches above ground level,** shall be a minimum of ten feet in height, shall have a 40-foot minimum mature height and shall be drought-tolerant. Trees shall be planted at a minimum of 30 inches from any barrier curb so as to prevent injury to trees from vehicle bumpers.
- (11) **Where landscaped area is located adjacent to vehicle overhangs, the trees shall be planted in line with the side stripes between parking spaces in order to avoid injury to trees by vehicle bumpers.**
- (12) All landscaped areas, including trees located in the public right-of-way that are counted in the fulfillment of this requirement, shall be properly maintained in accordance with approved landscape plans. If a tree or any plant material dies, it shall be replaced within six months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
- (13) If it is determined by the city arborist that implementation of these regulations will result in the loss of parking spaces in existing lots, the director of the bureau of traffic and transportation may increase the allowable percentage of compact car spaces from 25 percent up to 35 percent so as to minimize the loss of parking spaces, but only with the approval of the city arborist.
- (14) Notwithstanding subsection (13) of this section, existing parking lots shall not be required to reduce the number of parking spaces by more than three percent as a result of implementing these landscaping regulations.
- (15) Upon written application by any person subject to the provisions of this section, the director of the bureau of buildings is hereby authorized to grant administrative variances to the requirements of this section only upon making all of the following findings:
  - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, subsurface conditions, overhead structures or the existence of sufficient trees in the public right-of-way within ten feet of the property line.
  - b) Such conditions are peculiar to the particular piece of property involved; and
  - c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this article and of part 16 of this Code.

**TREES ALIGNED WITH PARKING STRIPES**



NO CURB EXISTING

CAINS HILL PLACE

+/- 6" CURB

LVL 100 ENTRY

EXISTING PARKING  
3 SPACES

+/- 9'-0" EXISTING SIDEWALK

6'-4" EXISTING SIDEWALK

+/- 1/2" CURB

EXISTING STAIRS  
EXISTING RAMP

DN

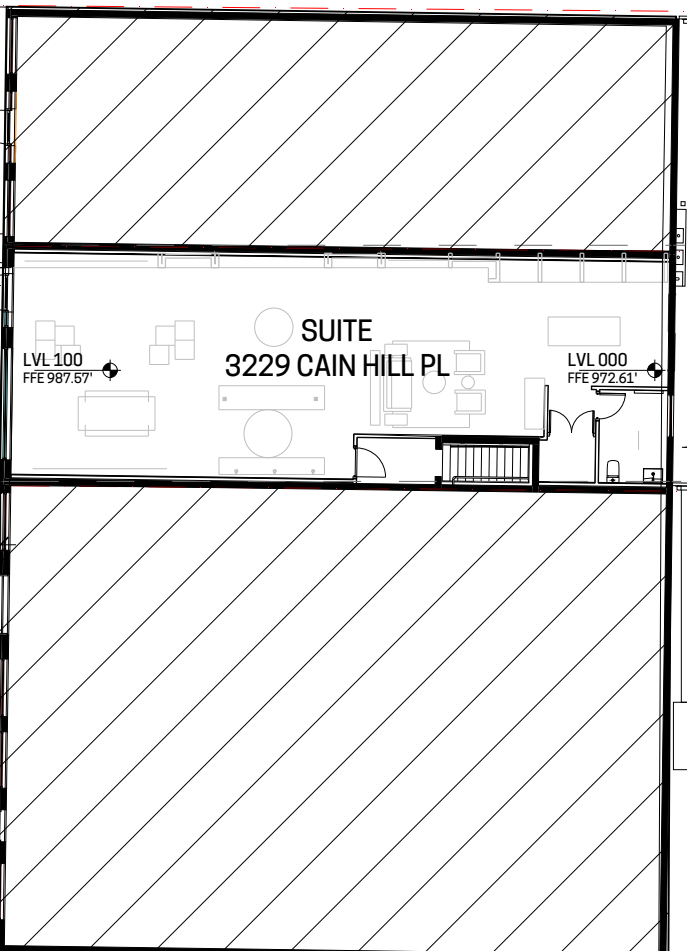
EXISTING GRAVEL DRIVE

20'-0" EASTMENT

EXISTING PARKING  
5 SPACES

LVL 000 ENTRY

VAN



### PROJECT DESCRIPTION

Alteration of existing 2-story retail space for a new retail tenant with public mercantile space at street level and non-public storage / back of house facing a rear service lot w/ separate entry and egress at each level. Minimal exterior work composed of reconfiguring and enlarging existing openings. No Site Work

Gross Areas	
Total Area	3,470sf total
Lvl 100	1,735sf
Lvl 000	1,735sf

### ZONING SUMMARY

	REQUIRED	PROVIDED
Zoning	SPI-9	
Sub Area	SA3	
Neighborhood	Buckhead Parking Overlay	
NPU	B	
Parking	0 min / 8 max (2.5/1000sf)	8
Bike Parking	2 min (1/4000sf)	0
		VARIANCE REQUESTED
Facade Glazing %	65%	70%
Sill Height	3'-0"	
Head Height	8'-0"	

SITE PLAN  
NO PROPOSED SITE WORK  
1" = 20"

Applicant: Lauren Baynes  
Lauren@shopbambaby.com

SPI-9 SA3; NPU B  
Land District/Lot : 17/99

3229 Cains Hill Pl  
Atlanta GA 30305

BØRRN BABY





EXISTING SIDEWALK



EXISTING SIDEWALK



EXISTING LOW CONCRETE AWNING  
IN FAIR CONDITION

EXISTING 3'-0" X 6'-8" ENTRY DOOR

EXISTING GAS METER

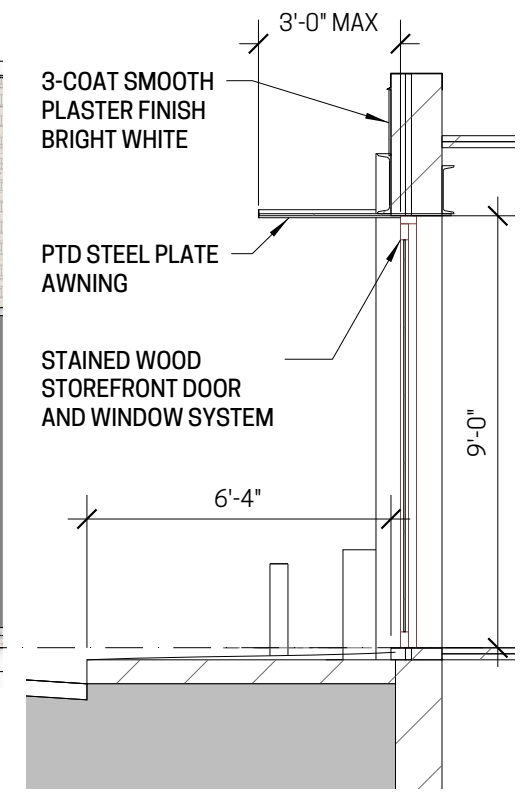
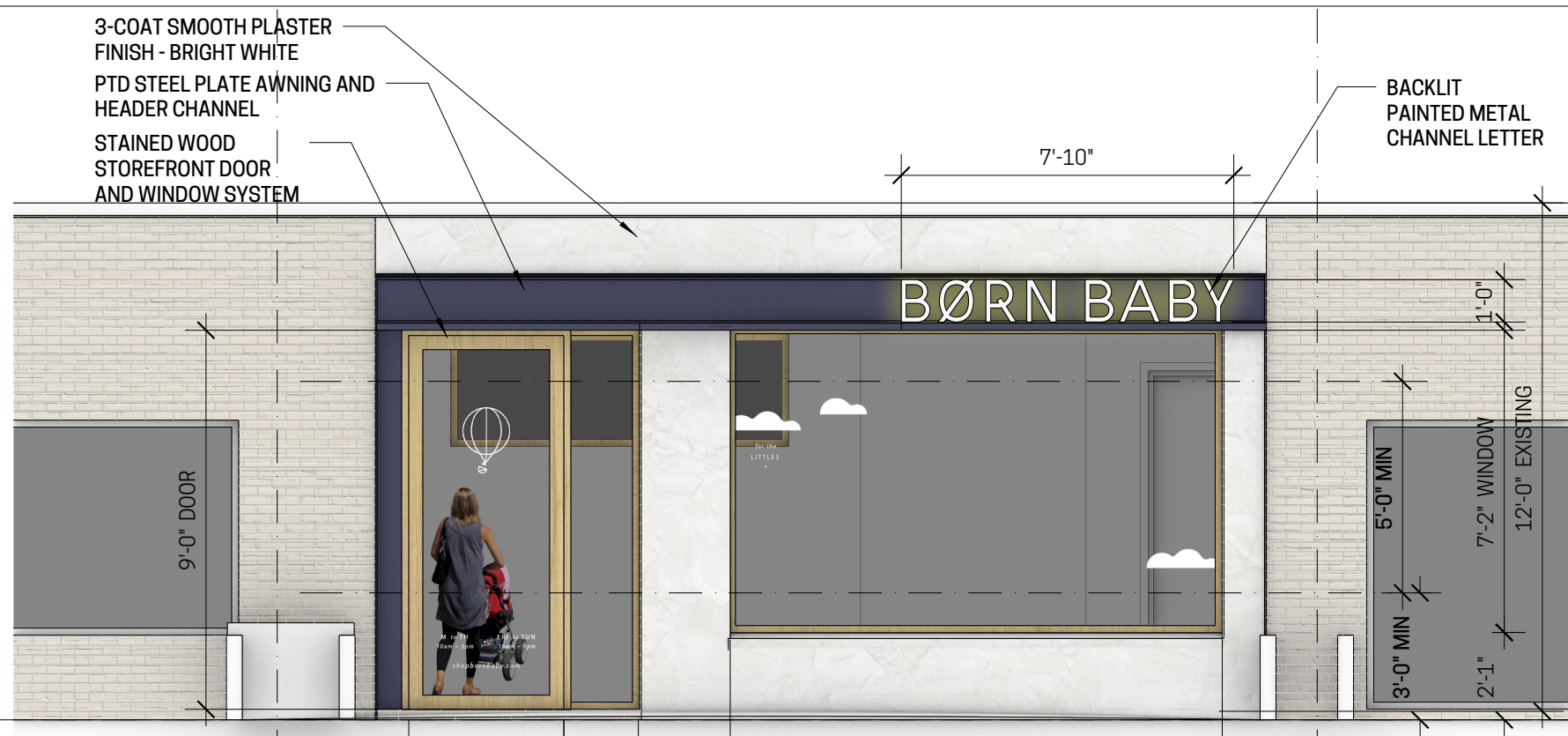
EXISTING BOLLARDS

EXISTING STOREFRONT



EXISTING - CAINS HILL PL





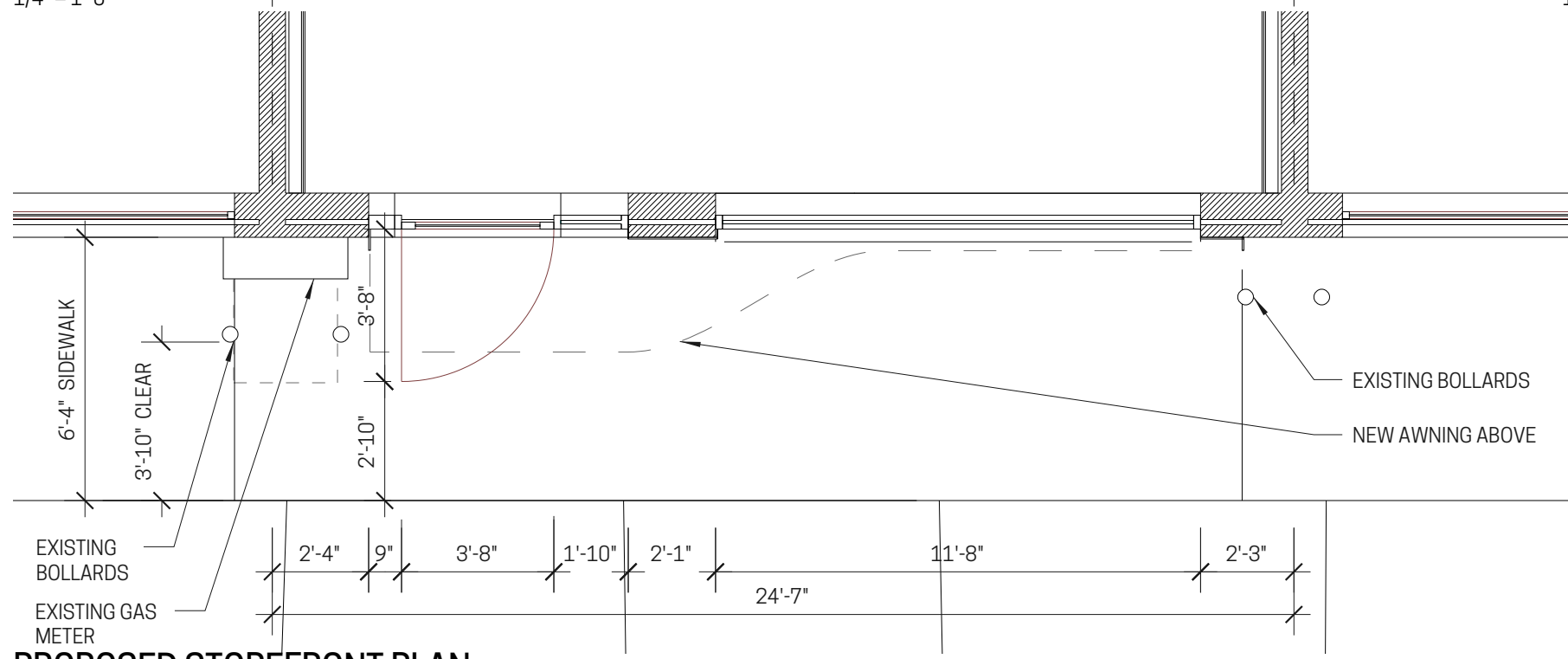
Total Area	123sf	
Fenestration Required	80sf	65%
Fenestration Provided	86sf	70%

**PROPOSED STOREFRONT ELEVATION - CAINS HILL PL**

1/4" = 1'-0"

**PROPOSED SECTION**

1/4" = 1'-0"



**PROPOSED STOREFRONT PLAN**

1/4" = 1'-0"

NO PROPOSED CHANGE IN AREA

NO CURB EXISTING

CAINS HILL PLACE

+/- 6" CURB

LVL 100 ENTRY

EXISTING PARKING  
3 SPACES

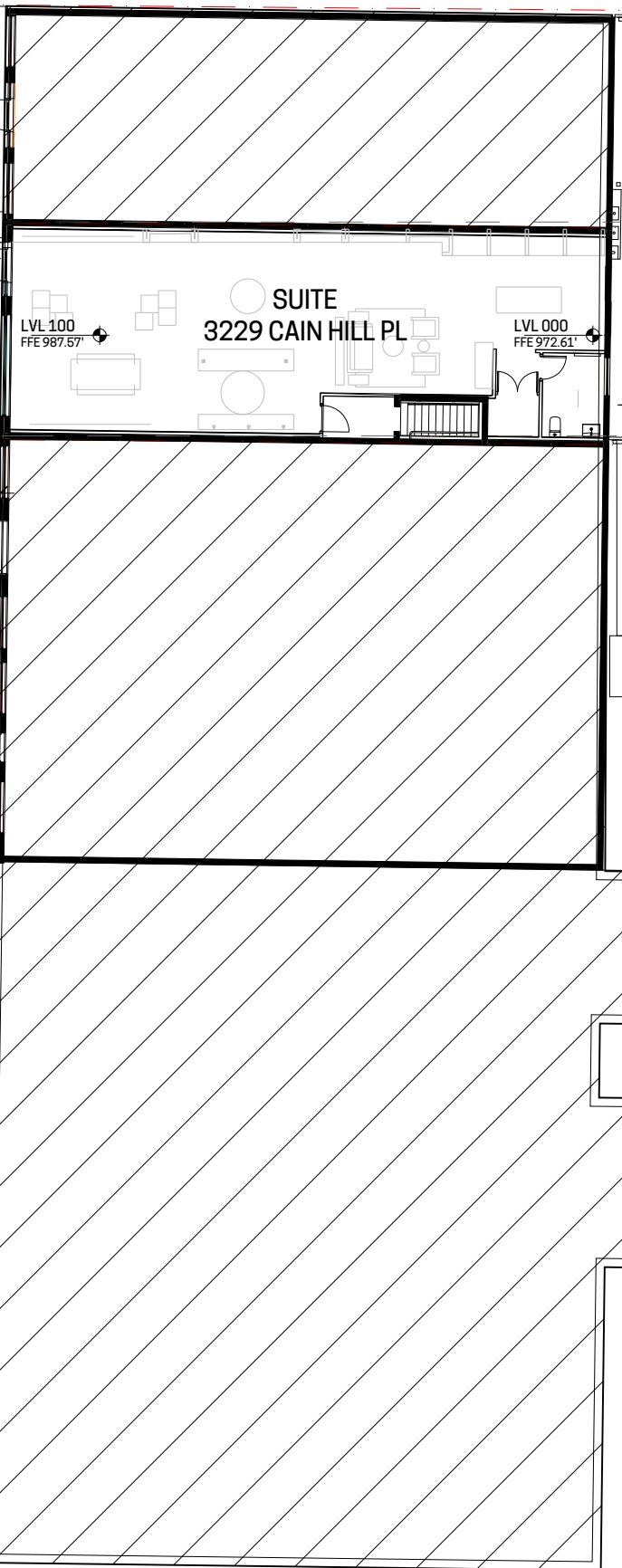
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3

+/- 9'-0" EXISTING SIDEWALK

6'-4" EXISTING SIDEWALK

+/- 1/2" CURB



EXISTING STAIRS  
EXISTING RAMP

DN

EXISTING GRAVEL DRIVE

20'-0" EASTMENT

EXISTING PARKING  
5 SPACES

6

7

8

LVL 000 ENTRY

VAN

SUITE  
3229 CAIN HILL PL

LVL 100  
FFE 987.57

LVL 000  
FFE 972.61

EXISTING ASPHALT DRIVE

EXISTING VEHICULAR ENTRY

### PROJECT DESCRIPTION

Alteration of existing 2-story retail space for a new retail tenant with public mercantile space at street level and non-public storage / back of house facing a rear service lot w/ separate entry and egress at each level. Minimal exterior work composed of reconfiguring and enlarging existing openings. No Site Work

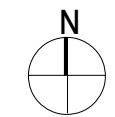
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SITE PLAN  
NO PROPOSED SITE WORK  
1" = 20"



Applicant: Lauren Baynes  
Lauren@shopbambaby.com

SPI-9 SA3; NPU B  
Land District/Lot : 17/99

3229 Cains Hill Pl  
Atlanta GA 30305

BØRRN BABY





EXISTING SIDEWALK



EXISTING SIDEWALK

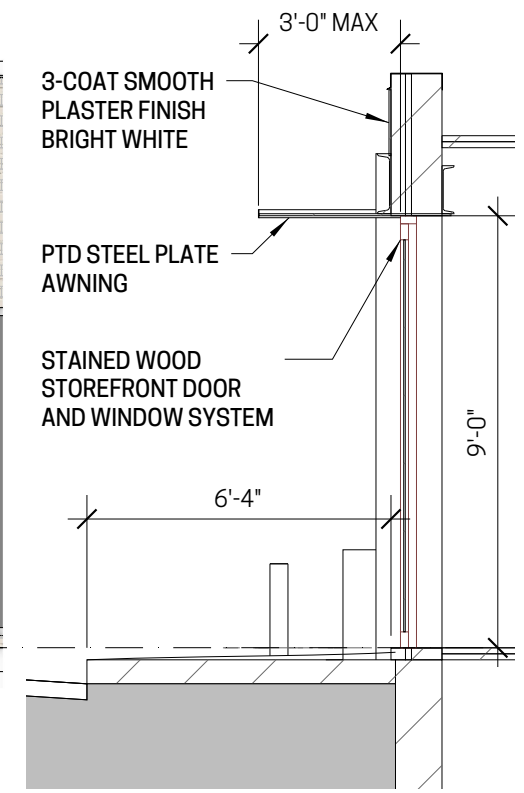


EXISTING STOREFRONT



EXISTING - CAINS HILL PL





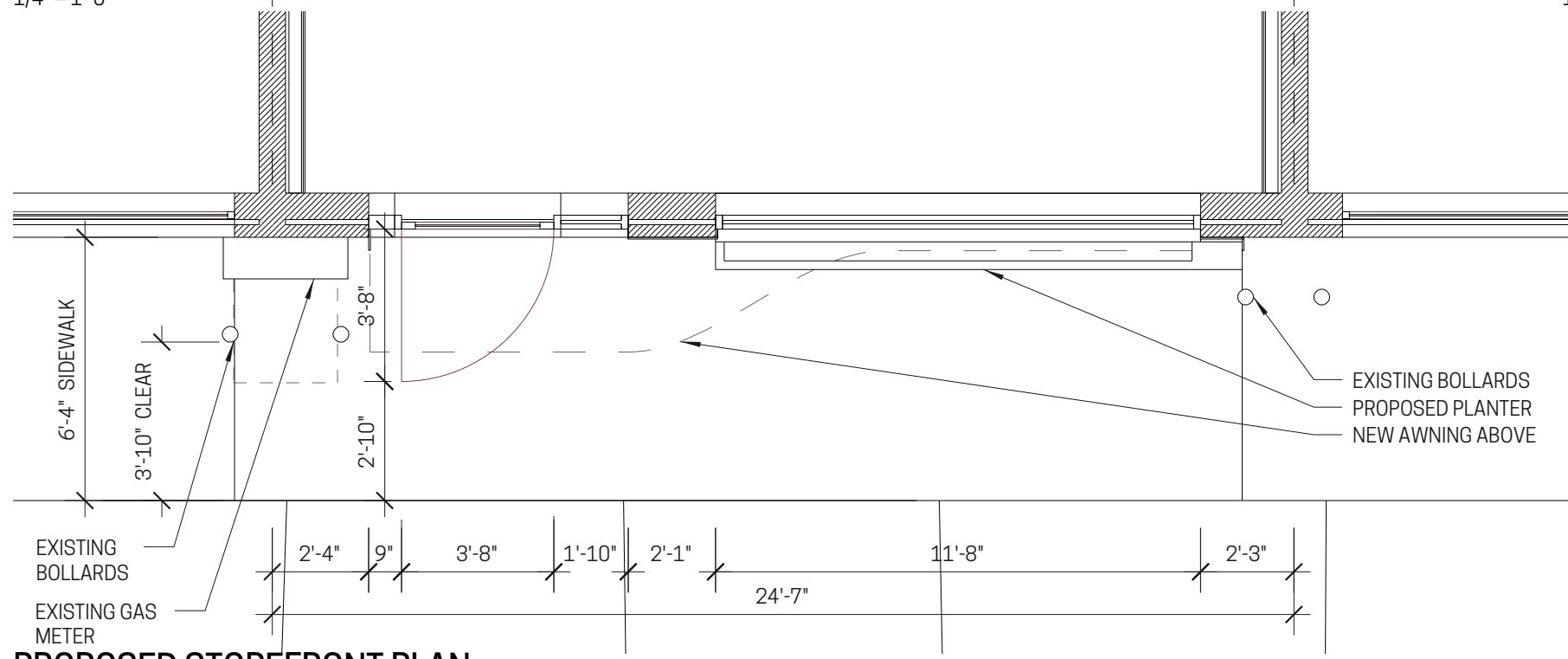
Total Area	123sf	
Fenestration Required	80sf	65%
Fenestration Provided	86sf	70%

**PROPOSED STOREFRONT ELEVATION - CAINS HILL PL**

1/4" = 1'-0"

**PROPOSED SECTION**

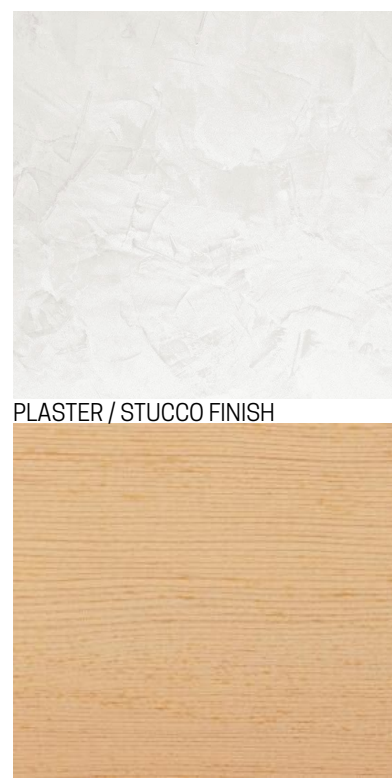
1/4" = 1'-0"



**PROPOSED STOREFRONT PLAN**

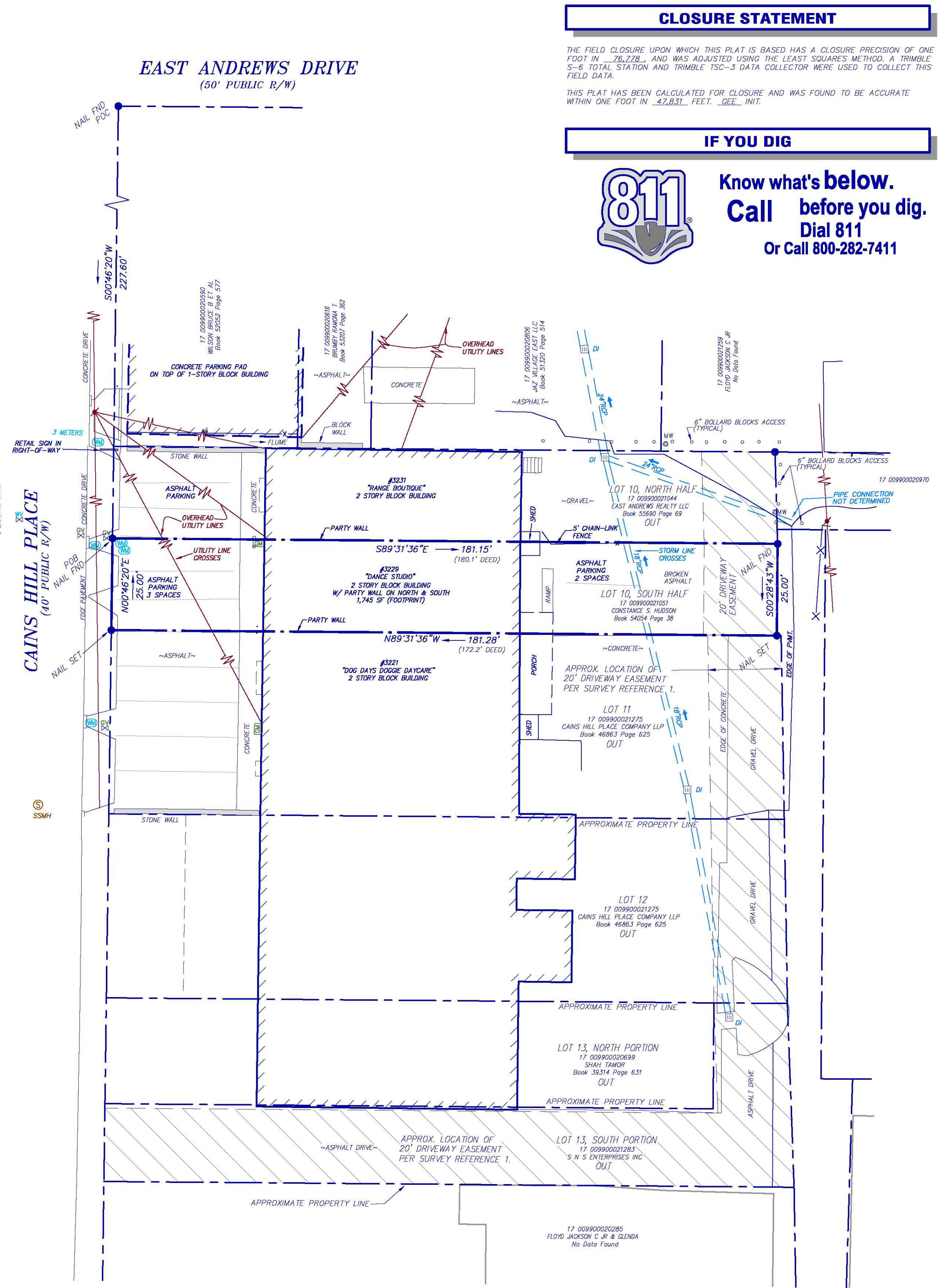
1/4" = 1'-0"

NO PROPOSED CHANGE IN AREA





LEGEND	
<b>STANDARD ABBREVIATIONS</b>	<b>STANDARD SYMBOLS</b>
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMP CORRUGATED METAL PIPE	⊕ LIGHT POLE
CMF CONCRETE MONUMENT FND	⊖ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	⊕ WATER VAULT
CPED COMMUNICATION PEDestal	⊖ GAS VALVE
CTP CRIMPED TOP PIPE	⊖ GAS METER
DI DROP INLET	⊖ WATER METER
DIP DUCTILE IRON PIPE	⊖ FIRE HYDRANT
DWCB DOUBLE WING CATCH BASIN	— UNDERGROUND ELECTRIC LINE
FNC FENCE	— UNDERGROUND GAS LINE
FND FOUND	— UNDERGROUND WATER LINE
GM GAS METER	— UNDERGROUND COMMUNICATION LINE
INV INVERT	— UNDERGROUND WATER LINE
JB JUNCTION BOX	— PHOTO POSITION INDICATOR
MH MANHOLE	⊕ REGULAR PARKING SPACE COUNT
OHP OVERHEAD POWER	⊖ HANDICAP PARKING SPACE
OTP OPEN TOP PIPE	⊖ TREE POSITION INDICATOR
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFR IRON REINFORCING BAR	
RBS 5/8" RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,728, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 47,831 FEET. SEE INSET.

**IF YOU DIG**

**Know what's below.**  
**Call before you dig.**  
 Dial 811  
 Or Call 800-282-7411

**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 99 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Southerly right-of-way of East Andrews Drive (50-foot public right-of-way) and the Easterly right-of-way of Cains Hill Place (40-foot public right-of-way); Thence along said Easterly right-of-way of Cains Hill Place, South 00 degrees 46 minutes 20 seconds West, a distance of 227.60 feet to a nail set, said nail set being the TRUE POINT OF BEGINNING; Thence departing said easterly right-of-way, South 89 degrees 31 minutes 36 seconds East, a distance of 181.15 feet to a nail set; Thence South 00 degrees 28 minutes 43 seconds West, a distance of 25.00 feet to a nail set; Thence North 89 degrees 31 minutes 36 seconds West, a distance of 181.28 feet to a nail set located on the Easterly right-of-way of Cains Hill Place; Thence along said right-of-way, North 00 degrees 46 minutes 20 seconds East, a distance of 25.00 feet to a nail set, and the TRUE POINT OF BEGINNING.

Said tract of land containing 0.104 Acre.

**TITLE EXCEPTIONS**

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B-2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NO.: 1096.211498 EFFECTIVE DATE: OCTOBER 01, 2016

10. All matters affecting subject property as shown on Plat recorded in Plat Book 12, Page 13, records of the Superior Court of Fulton County, Georgia, DOES NOT AFFECT SITE.

**SURVEYOR CERTIFICATION**

To: EDENS LIMITED PARTNERSHIP  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The fieldwork was completed on November 09, 2016.

Date: November 09, 2016

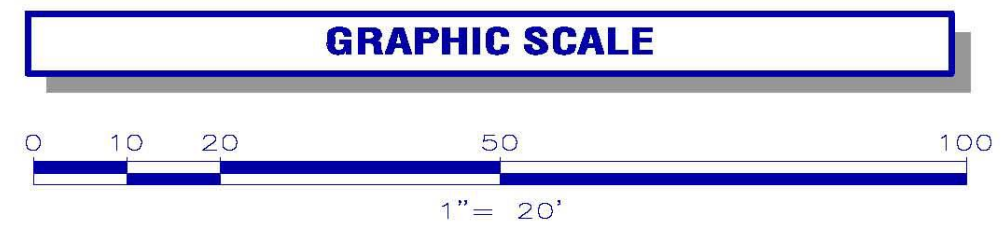


Bradley D. Cash  
 Georgia Registered  
 Land Surveyor # 2840

N/F PROPERTY OF  
**CONSTANCE S. HUDSON**  
 DEED BOOK 54054 / PAGE 38  
 ZONED SPI-9 SA-3

**SITE AREA**  
 0.104 Acres  
 4,530 sf

**PARKING SUMMARY**  
 5 REGULAR  
 0 HANDICAP  
 5 TOTAL



**VICINITY MAP**

SITE LOCATION - LATITUDE: 33° 50' 27.8" LONGITUDE: 84° 22' 49.1"



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0234F, AND THE DATE OF SAID MAP IS SEPT. 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED CITY OF ATLANTA "SPI-9 SA3" (SPECIAL PUBLIC INTEREST DISTRICT: BUCKHEAD COMMERCIAL CORE - SUB-AREA 3).

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE PROPERTY LINES SHOWN ALONG 20' DRIVEWAY EASEMENT ARE APPROXIMATE. CERTAIN IMPROVEMENTS WITHIN OFF-SITE EASEMENT AREA ARE NOT SHOWN.

THE EASEMENT AREA SHOWN IS PER SURVEY REFERENCE NUMBER 1. THE PLAT OF THE SHOUP PROPERTY, AS DESCRIBED IN THE TITLE COMMITMENT, THE PLAT WAS NOT PROVIDED IN TITLE.

THE SURVEYED PROPERTY DIFFERS FROM THE PROPERTY AS DESCRIBED IN COMMITMENT NO. 1096.211498, DATED OCTOBER 1, 2016. THERE APPEARS TO BE A SCRIVENER'S ERROR IN THE DISTANCE ALONG THE SOUTH PROPERTY LINE AS CONTAINED IN THE VESTING DEED PROPERTY DESCRIPTION.

- SURVEY REFERENCES**
- 1> PLAT OF PROPERTY OF SHOUP ESTATES PROPERTY, DATED APRIL 13, 1970, PREPARED BY E.L. CHAPMAN, REG. SURVEYOR NO. 687. (COPY NOT AVAILABLE)
  - 2> ALTA/ACSM LAND TITLE SURVEY OF 3231 CAINS HILL PLACE FOR EDENS LIMITED PARTNERSHIP, PREPARED BY GEOSURVEY, LTD., DATED 12/01/2015 AND LAST REVISED 12/16/2015. Project number 20144842-03.
  - 3> SUBDIVISION OF POWELL PROPERTY, DATED OCTOBER, 1926, BY O.I. FREEMAN, CIVIL ENGINEER, AS RECORDED IN PLAT BOOK 12, PAGE 10.

**NATIONAL WETLANDS STATEMENT**

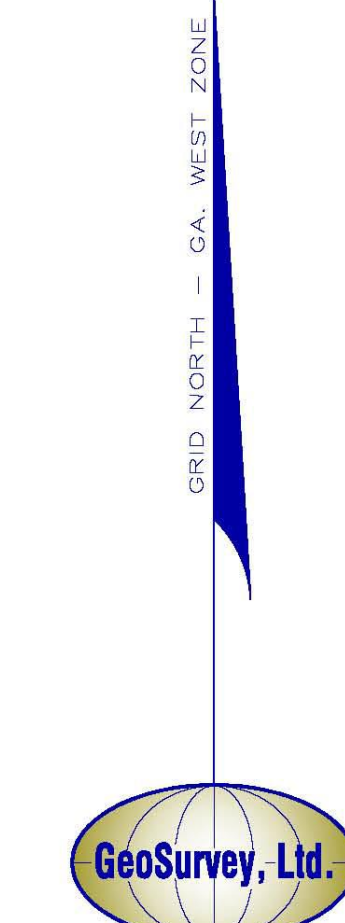
AS OF THE DATE OF THIS SURVEY - THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY GIS WEBPAGE (<http://137.227.242.85/wetland/>) INDICATES NO WETLANDS EXIST ON SITE.

- ALTA CERTIFICATION TABLE "A" NOTES:**
- Item 16 - No evidence of current earth moving work, building construction or building additions was observed.
  - Item 17 - No evidence was observed indicating changes in street right of way lines either completed or proposed.
  - Item 20 - Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$ 1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

This survey has been 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 Plot Act O.C.G.A. 15-6-67.

ALTA/NSPS LAND TITLE SURVEY OF  
**#3229 Cains Hill Place**  
 FOR  
**EDENS LIMITED PARTNERSHIP**  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

GS JOB NO:	20144889	DRAWING SCALE:	1" = 20'	SURVEY DATE:	11/09/2016
FIELD WORK:	JM	CITY:	ATLANTA	STATE:	GA
PROJ WGR:	BDC	COUNTY:	FULTON	LAND LOT:	99
REVIEWED:	JRC	DISTRICT:	17th		
DWG FILE:	20144889-03.dwg				



**SITE PHOTOGRAPHS**





**PROJECT DESCRIPTION**

Alteration of existing 2-story retail space for a new retail tenant with public mercantile space at street level and non-public storage / back of house facing a rear service lot w/ separate entry and egress at each level. Minimal exterior work composed of reconfiguring and enlarging existing openings. No Site Work

Grass Area	Total Area	3,470sf total
Lvl 100	1,735sf	
Lvl 000	1,735sf	

**ZONING SUMMARY**

Zoning	Sub Area	Neighborhood	NPU	Parking	Bike Parking	Facade Glazing %	Sill Height	Head Height
SP1-9	SA3	Buckhead Parking Overlay	B	0 min / 8 max (2.5/1000sf)	8	65%	3'-0"	8'-0"
				2 min (1/4000sf)	0			
								70% VARIANCE REQUESTED

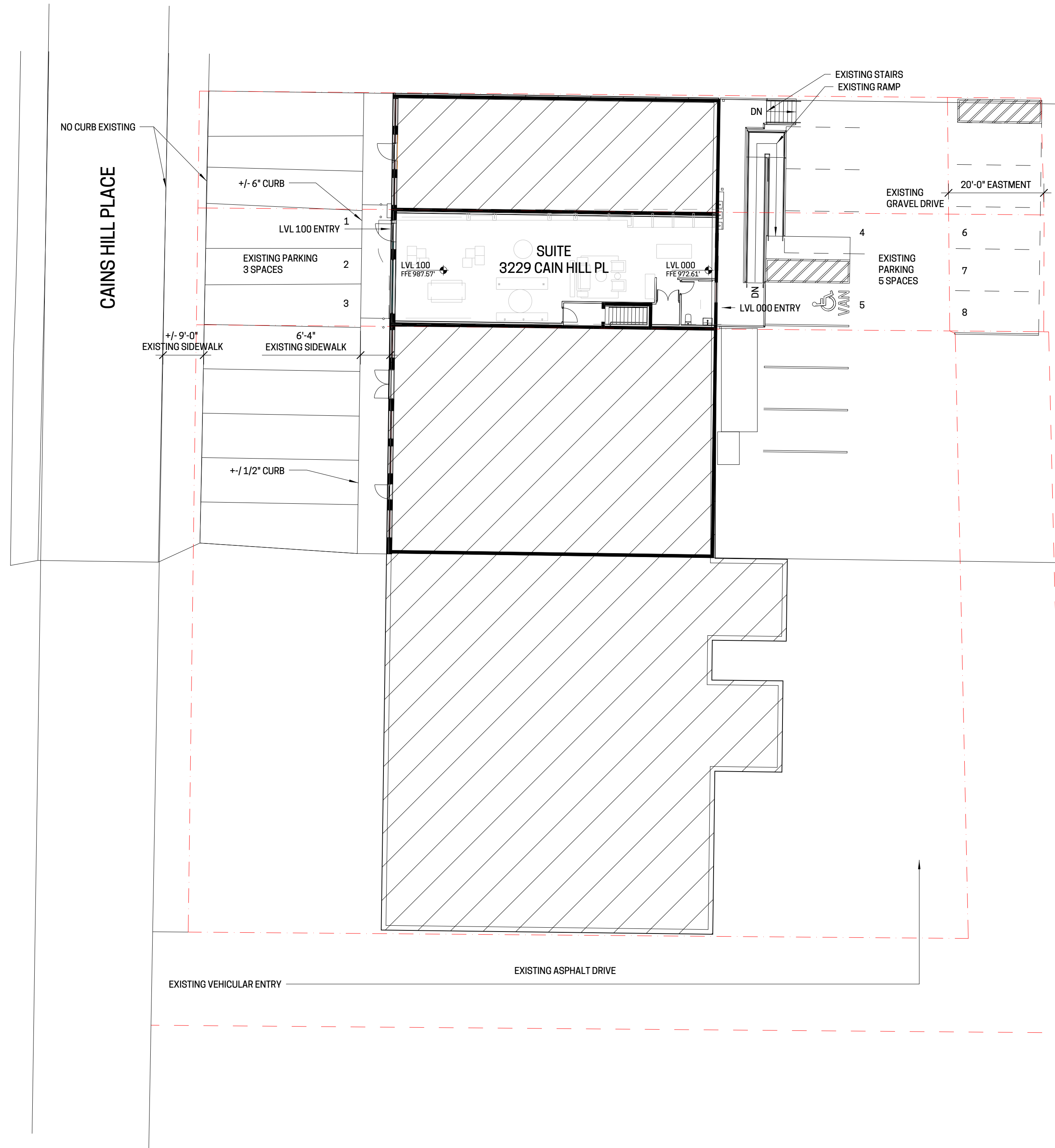
ARCHITECT  
**studio arcus**  
studio-arcus.com  
thefolks@studio-arcus.com  
470 231 6768

INTERIOR DESIGN  
Krywicki Interior Design  
jame@krywickidesign.com  
570 592 3012  
krywickidesign.com

STRUCTURAL ENGINEERING  
Stability Engineering  
1376 Church St,  
Decatur, GA 30030  
404-377-9316

MEP ENGINEERING  
Westside Engineering  
5525 Interstate N Pkwy  
Suite 200  
Atlanta, GA 30327  
404-242-6240

GENERAL CONTRACTOR  
CAPCON LLC  
1984 Howell Mill Road  
suite #250008  
Atlanta, GA 30325  
404 472 4407



NO PROPOSED SITE WORK



**BØRN BABY**  
BORN BABY  
2770 Park Lane  
Atlanta, GA 30342  
914-288-5010  
3229 Cains Hill Pl  
Atlanta GA 30305



ISSUANCES / REVISIONS  
SYMBOL DATE DESCRIPTION

5.04.19 PRELIMINARY  
6.25.19 LANDLORD

PROJECT 19021  
DATE 6.28.19  
SITE PLAN

RELEASED FOR CONSTRUCTION