



Thursday, April 4, 2024

SAP Plan Review Staff  
Office of Zoning and Development  
City of Atlanta  
55 Trinity Avenue SW  
Atlanta, Georgia 30303

**RE: 3227 Roswell Road – Redevelopment Special Administrative Permit**

Sir or Madam,

The attached application seeks a Special Administrative Permit to redevelop the site located at 3227 Roswell Rd. There is one existing structure on the site and one demolished one. The existing structure is a bakery along the southern property line named “Piece of Cake, Inc.” The demolished building is the former Buckhead Saloon that suffered major structural damage in a fire on October 3<sup>rd</sup> 2022. The proposed redevelopment replaces the demolished building with a +/-18,600 daycare facility.

The existing parking on the site will be reconfigured based on the reduced parking demand and the need for playground space and a storm water management facility. For safety and logistical reasons the daycare does not provide an external drop-off for students. Instead, parents park and bring their children into the facility. This arrangement was determined to be acceptable in a preliminary meeting with ADOT. The owner has indicated based on their experience in their other facilities that drop-off and pickup will be staggered across a window of several hours, and will not require any special traffic control.

### **Variation 1**

We request a variation to allow three of the existing parking spaces to remain between the exiting bakery and the street. The existing entrance to the bakery faces the street, and providing parking along the side of the building would either require customers to walk a significant distance around the building or would require a major remodel of the building to allow customers to enter a side door. Additionally, leaving those spaces in front of the building shortens the parking lot at the rear of the site. Allowing the preservation of a stand of mature trees.

### **Variation 2**

We request a variation to allow blinds on the first floor classroom windows facing the street. These blinds will normally remain open, but will need to be closed during nap times. The upper story classrooms will be for older children for whom blinds will not be appropriate. The second story classroom windows may be tinted but will not be opaque.

**Variation 3**

We request a variation to allow a closet and mechanical space on the front building façade. The infant outdoor play area is located on the side of the building separate from the older children's space. A closet and mechanical room have been located along the street frontage between this space and the street.

Sincerely,

**Travis Pruitt & Associates, Inc.**



Andrew Whitehead P.E.  
Project Manager  
[awhitehead@travispruitt.com](mailto:awhitehead@travispruitt.com)  
706-340-4199

Enclosures: Pictures of Existing Structure, SAP Application Packet, Site Plan, Building Floor Plans & Elevations.



*1. Front of Existing Building*



*2. Rear and North Side of Existing Building*





**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans File No.: \_\_\_\_\_

City of Atlanta, Office of Zoning and Development (404-330-6145)

APPLICANT (name) Tyler McClure

ADDRESS 7553 Macon Highway Watkinsville, GA 30677

PHONE NO. 706-621-3849 EMAIL libertycapitalinvestmentgroup@gmail.com

PROPERTY LANDOWNER Three two two seven roswell associates LP

ADDRESS 416 E Paces Ferry Rd Atlanta, GA 30305

PHONE NO. 404-237-2972 EMAIL Gmrohrg@cartelgroup.com

ADDRESS OF PROPERTY 3227 Roswell Rd

Land District 17 Land Lot 99 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes  No  Zoning Classification SPI9-SA2

Is Inclusionary Zoning applicable to this project? Yes  No  Is this a Unified Development Plan? Yes  No



**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 one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan (released for construction and sealed) and Building Elevations:**
  - a. **Initial Submission:** One(1) site plan & One (1) set of elevations.
  - 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 (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 10).
- Development Controls Specification Form:** Provide the applicable information (pages 7 - 9).

**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 4-3-24 Signature of Applicant [Signature]

**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. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommended* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@atlantaga.gov).
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 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)
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

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.**

(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.





City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Submission 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:** One (1) copy 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:** One (1) copy for initial staff review.  
**Final Submission (after staff review): One (1) copy.**
  - 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 storm water 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) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
    - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
6. **Rooftop plan** when counted towards open space requirements.
7. **Elevations of building facades:** One (1) copy for initial staff review. **Final Submission: One (1) copy.**
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. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
11. **Beltline Overlay District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14** properties:
  - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
  - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.
12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)**

**\*\*CHECK FOR APPLICABILITY\*\* Beltline Overlay and Special Public Interest (SPI) Districts**

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

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 recommendations/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

**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 Fredalyn Frasier: [Ffrasier@atlantadowntown.com](mailto:Ffrasier@atlantadowntown.com)  
(404) 307-4286

**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 Karl Smith-Davids: [Karl@MidtownATL.com](mailto:Karl@MidtownATL.com)  
(404) 443-6249

**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 pre-application meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@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 Land Owner

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

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

TYPE OF APPLICATION: Special Administrative Permit

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

OF THE PROPERTY LOCATED AT: 3227 Roswell Road, Atlanta GA 30305


AS SHOWN IN THE RECORDS OF Fulton \_\_\_\_\_ 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):

Tyler McClure

ADDRESS: 7553 Macon Highway, Watkinsville, GA 30677


TELEPHONE: 706-621-3849 EMAIL: libertycapitalinvestmentgroup@gmail.com

  
\_\_\_\_\_  
Signature of Property Landowner  
George Matthew Rohrig  
\_\_\_\_\_  
Print Name of Property Landowner

Personally Appeared  
Before Me

GEORGE MATTHEW ROHRIG

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

4/3/2024  
\_\_\_\_\_  
Date







**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**

**NPU Notification Cover Page**

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

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

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

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 or NC-14 zoning district. As part of the SAP application process 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. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

“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, 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 mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning 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 certificate.** If the NPU does or does not have 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 are not required to be considered in the Office’s project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 and NC-14 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- 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
- Other zoning regulations that are eligible for administrative variations

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

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

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



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

**(ONLY APPLICABLE 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): \_\_\_\_\_

Zoning Classifications \_\_\_\_\_ Land District \_\_\_\_\_ Land Lot \_\_\_\_\_ Council District \_\_\_\_\_ NPU \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

As the APPLICANT, I, \_\_\_\_\_ 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 Zoning and Development on the application.*



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)	62,054					
Net Lot Area (NLA)	56,547					
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input checked="" type="checkbox"/> GLA, or <input type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed	N/A	N/A	8.2	463,685		
<b>Base Provided</b>	N/A	N/A	0.35	21,823		
Bonus Allowed	N/A	N/A	N/A	N/A		
<b>Bonus Provided</b>	N/A	N/A	N/A	N/A		
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
Transit Station <input checked="" 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> N/A			
Number of Units Provided (without bonus)			N/A			
Number of Bonus Units Provided (without workforce housing)			N/A			
Number of Bonus Workforce Housing Units Provided (20% required)			N/A			
Total Number of Units per Acre			N/A			
<b>Building Coverage <input checked="" type="checkbox"/> or Lot Coverage <input checked="" type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)		Square Footage			
Max. Permitted	90%		50,892			
Provided	55.71%		31,500			
<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	N/A	N/A	N/A	N/A	65%	N/A
Provided (specify for each street)	N/A	N/A	N/A	N/A	66%	N/A





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, than 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	N/A	N/A
Provided	N/A	N/A
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
GLA minus building square footage		44,389
Open exterior balconies (per Section 16-28 or district regs)		N/A
Roof area improved as recreation space		N/A
<b>Square Footage breakout of COVERED TOSR amount provided by the following: N/A</b>		
Areas closed to the sky (roof) but having two sides with a minimum of 50% open		N/A
<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	10%	5,655
Provided	40.24%	22,752
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
Balconies		
Rooftop Terraces		
Landscaped Areas and Plazas		22,752
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)

**PSR: Public Space Requirements for Non-residential & Mixed-use Developments**

*(These are areas not counted towards UOSR)*

**Public Space provided** = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required	5%	2,827
Provided	6.25%	3,547

**Square Footage Breakdown of PSR amounts provided by the following:**

<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	3,547
<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
	N/A	N/A	N/A	N/A
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	N/A		21 (0 PER OVERLAY)	
Provided	N/A		28	
Maximum Allowed	N/A		28	
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	N/A		4	
Provided	N/A		4	
<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)	N/A		1	
Provided (specify for each use)	N/A		1 (Daycare)	





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.

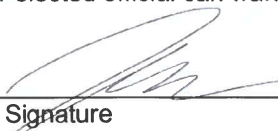
The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the 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.

Tyler McClure  
 \_\_\_\_\_  
 Applicant Printed Name

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

4-3-24  
 \_\_\_\_\_  
 Date





# 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 style="text-align: center;"><b>Site Plan of <u>lessor</u></b> property including property lines.</p>	<p style="text-align: center;"><b>Site Plan of <u>lessee's</u></b> 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> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%; padding: 5px; text-align: center;"> <p><b>Key Plan</b> showing both sites</p> </td> <td style="width: 50%; padding: 5px; text-align: center;"> <p><b>Illustrative</b> proposed signage or markings for spaces</p> </td> </tr> </table>	<p><b>Key Plan</b> showing both sites</p>	<p><b>Illustrative</b> proposed signage or markings for spaces</p>
<p><b>Key Plan</b> showing both sites</p>	<p><b>Illustrative</b> proposed signage or markings for spaces</p>			

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

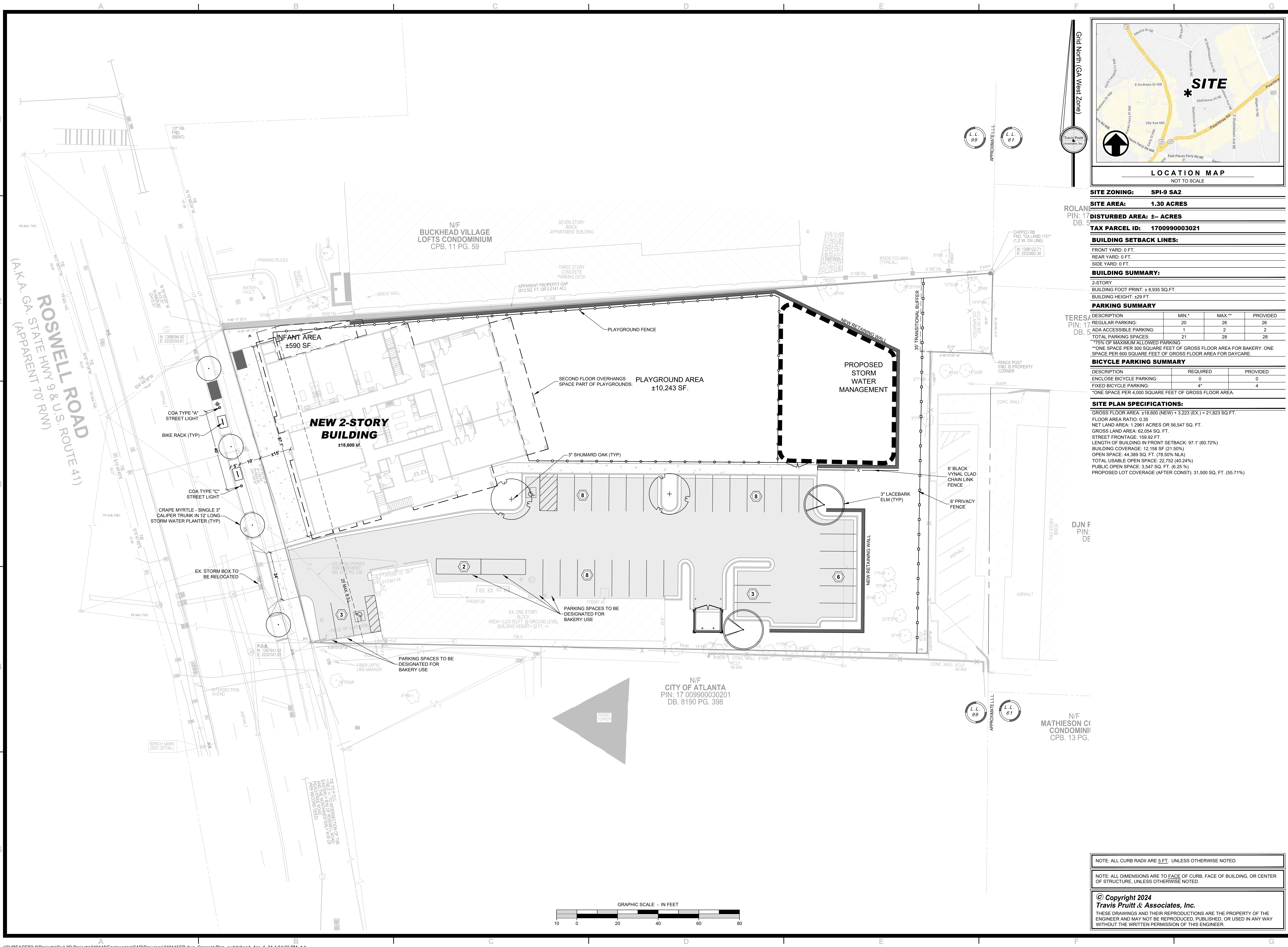
\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date









**SITE ZONING:** SPI-9 SA2  
**SITE AREA:** 1.30 ACRES  
**DISTURBED AREA:** ±- ACRES  
**TAX PARCEL ID:** 1700990003021

**BUILDING SETBACK LINES:**  
 FRONT YARD: 0 FT.  
 REAR YARD: 0 FT.  
 SIDE YARD: 0 FT.

**BUILDING SUMMARY:**  
 2-STORY  
 BUILDING FOOT PRINT: ± 8,935 SQ. FT.  
 BUILDING HEIGHT: ±29 FT.

**PARKING SUMMARY**

DESCRIPTION	MIN *	MAX **	PROVIDED
REGULAR PARKING:	20	26	26
ADA ACCESSIBLE PARKING:	1	2	2
TOTAL PARKING SPACES:	21	28	28

\*75% OF MAXIMUM ALLOWED PARKING  
 \*\*ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA FOR BAKERY, ONE SPACE PER 600 SQUARE FEET OF GROSS FLOOR AREA FOR DAYCARE.

**BICYCLE PARKING SUMMARY**

DESCRIPTION	REQUIRED	PROVIDED
ENCLOSE BICYCLE PARKING:	0	0
FIXED BICYCLE PARKING:	4*	4

\*ONE SPACE PER 4,000 SQUARE FEET OF GROSS FLOOR AREA.

**SITE PLAN SPECIFICATIONS:**  
 GROSS FLOOR AREA: ±18,600 (NEW) + 3,223 (EX.) = 21,823 SQ. FT.  
 FLOOR AREA RATIO: 0.35  
 NET LAND AREA: 1.2961 ACRES OR 56,547 SQ. FT.  
 GROSS LAND AREA: 62,054 SQ. FT.  
 STREET FRONTAGE: 159.92 FT.  
 LENGTH OF BUILDING IN FRONT SETBACK: 97.1' (60.72%)  
 BUILDING COVERAGE: 12,158 SF (21.50%)  
 OPEN SPACE: 44,389 SQ. FT. (78.50% NLA)  
 TOTAL USABLE OPEN SPACE: 22,752 (40.24%)  
 PUBLIC OPEN SPACE: 3,547 SQ. FT. (6.25 %)  
 PROPOSED LOT COVERAGE (AFTER CONST): 31,500 SQ. FT. (55.71%)

**REVISIONS**

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruitt.com  
 CONTACT PERSON: ANDREW WHITEHEAD  
 e-mail: awhitehead@travispruitt.com

**Travis Pruitt & Associates, Inc.**  
 REGISTERED PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS

**SAP SITE PLAN**

**3227 ROSWELL RD**

3227 ROSWELL RD NE, 99, 17, ATLANTA, FULTON, GEORGIA

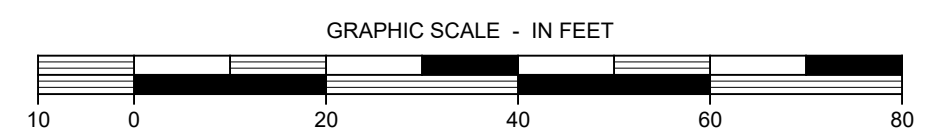
**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
 No. 041526  
 04/04/2021  
 ANDREW THOMAS WHITEHEAD

For The Firm  
 Travis Pruitt & Associates, Inc.

DATE: 4/4/2024  
 SCALE: 1" = 20'  
 CN: 240115CP  
 JN: 1-24-0115  
 FN: 172-D-177  
 SHEET NO: SAP

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.  
 NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

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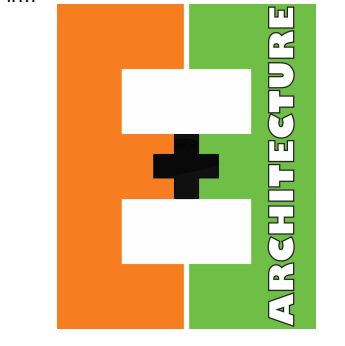
CONSULTING ENGINEERS:

**LIBERTY CAPITAL  
CHILDCARE  
3227 ROSWELL RD.  
ATLANTA, GEORGIA**

Seal:

No.	Date	Issue Notes

Design Firm



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ATHENS, GEORGIA  
O. 706.850.1330

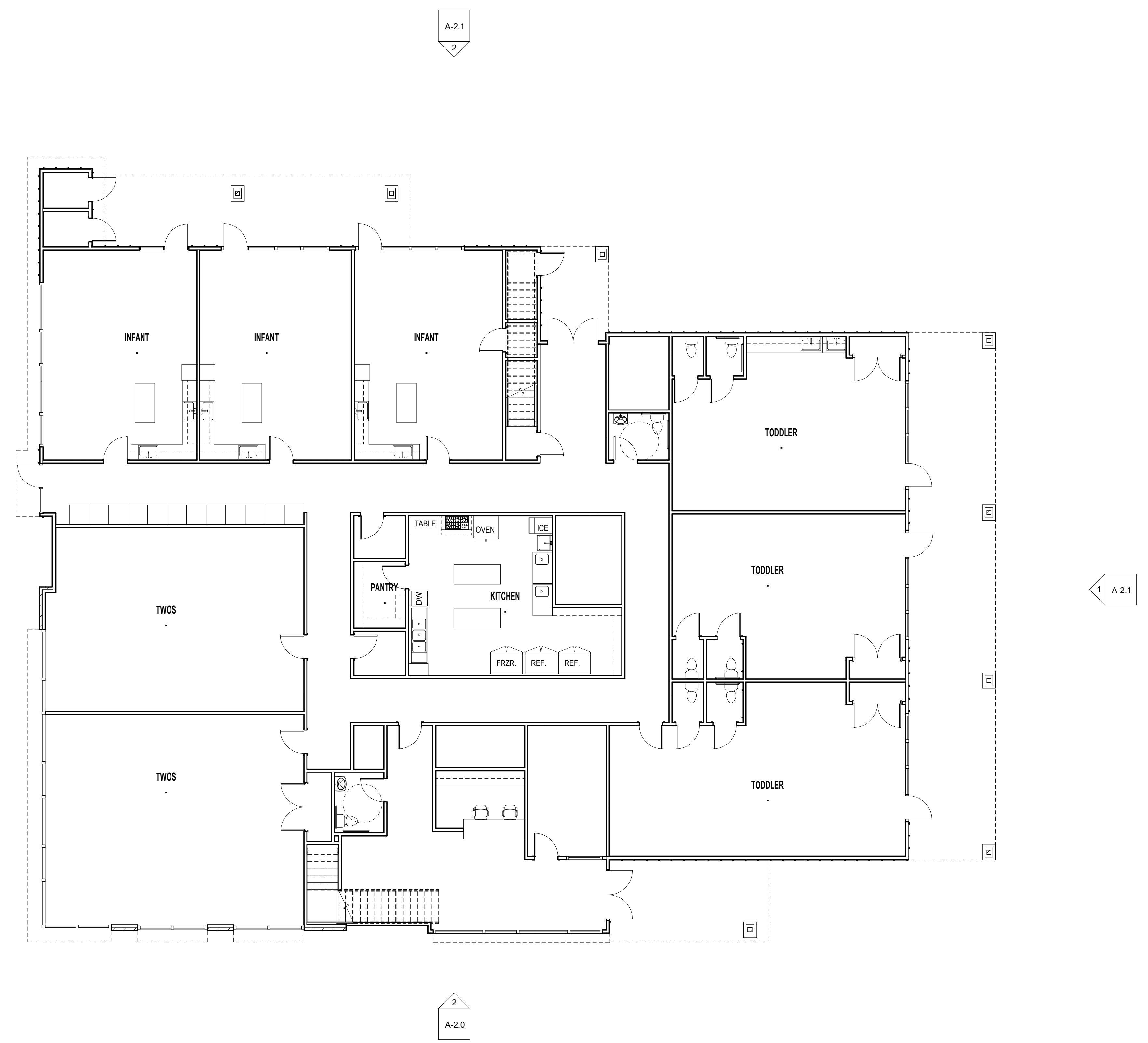
Drawing Title

**FLOOR PLAN -  
LOWER LEVEL**

Date: 04.04.24 Project Number: 2024-21

Drawing Number

**A-1.0**



1 Level 1  
1/8" = 1'-0"

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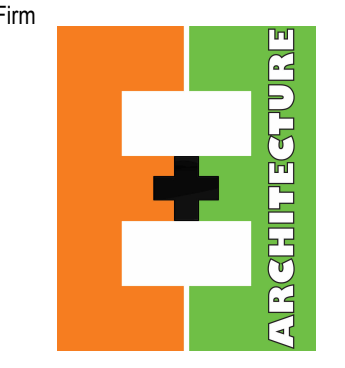
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Design Firm



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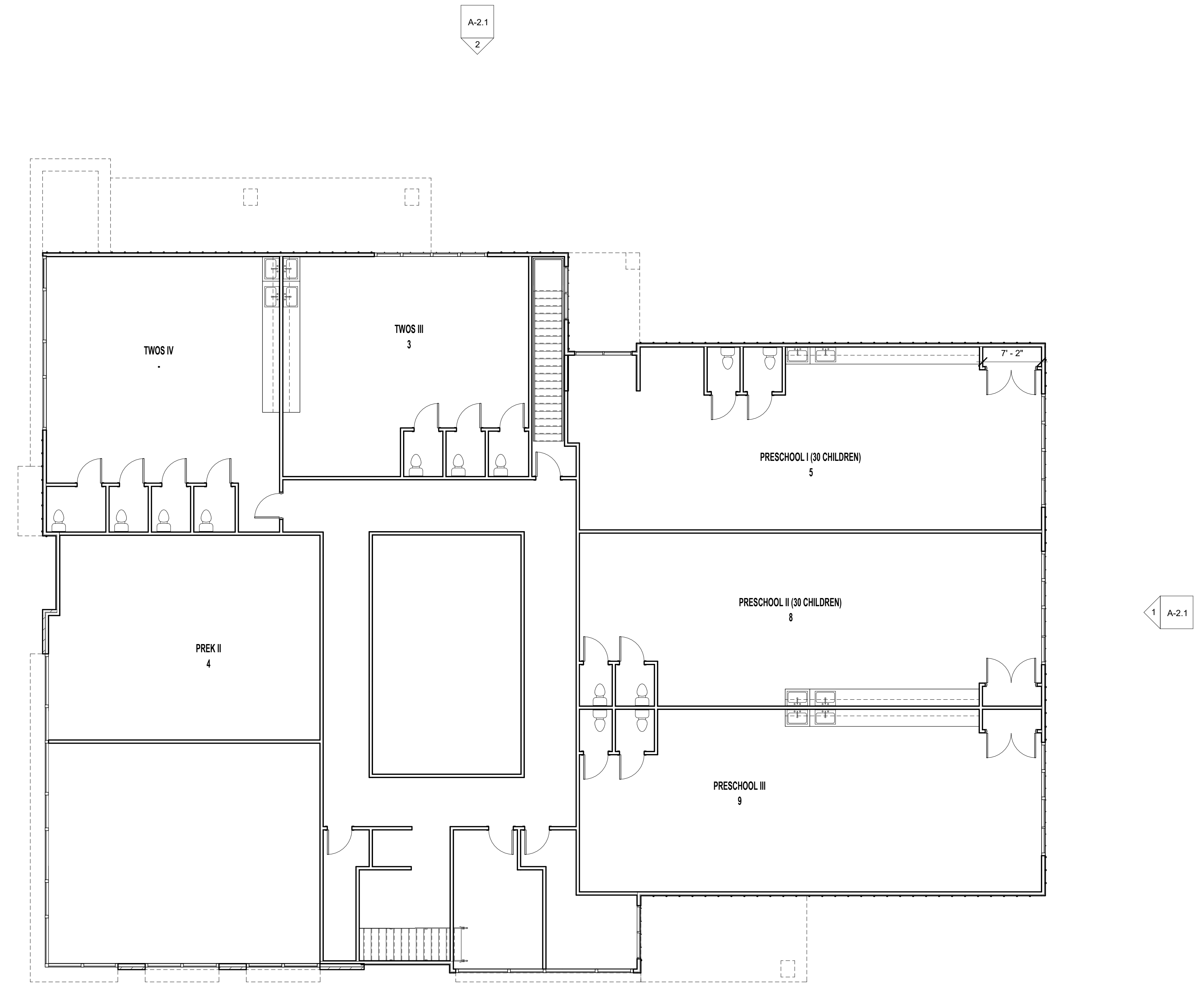
Drawing Title

**FLOOR PLAN -  
UPPER LEVEL**

Date: 04.04.24 Project Number: 2024-21

Drawing Number

**A-1.1**



1 Level 2  
1/8" = 1'-0"



**FENESTRATION CALCULATIONS:**

OVERALL FACADE LENGTH: 97'-1 1/2"  
 FENESTRATION LENGTH BETWEEN 3' & 8' = 65'-7"  
 FENESTRATION PROVIDED: 67%

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CONSULTING ENGINEERS:



1 FRONT  
 1/4" = 1'-0"

**LIBERTY CAPITAL  
 CHILDCARE  
 3227 ROSWELL RD.  
 ATLANTA, GEORGIA**

Seal:



2 DRIVE  
 1/4" = 1'-0"

No. Date Issue Notes

Design Firm



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 ATHENS, GEORGIA  
 O. 706.850.1330

Drawing Title

**ELEVATIONS -  
 FENEST. CALCS**

Date: 04.04.24 Project Number: 2024-21

Drawing Number

**A-2.0**

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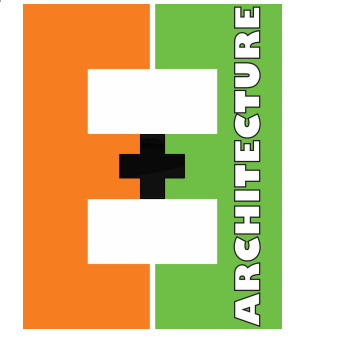
CONSULTING ENGINEERS:

**LIBERTY CAPITAL  
CHILD CARE  
3227 ROSWELL RD.  
ATLANTA, GEORGIA**

Seal:

No.	Date	Issue Notes

Design Firm



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O. 706.850.1330

Drawing Title

**EXTERIOR  
ELEVATIONS**

Date: 04.04.24 Project Number: 2024-21

Drawing Number

**A-2.1**



1 REAR  
1/4" = 1'-0"



2 SIDE (TOP OF SITE)  
3/16" = 1'-0"



# CONCEPTUAL ELEVATIONS

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FRONT VIEW



DRIVE SIDE VIEW

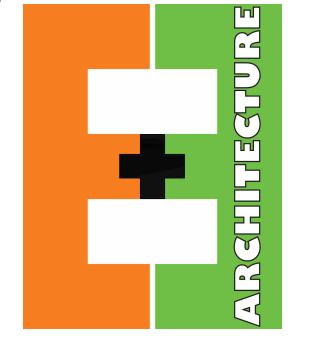
CONSULTING ENGINEERS:

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ATLANTA, GEORGIA**

Seal:

No.	Date	Issue Notes

Design Firm



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O. 706.850.1330

Drawing Title

**CONCEPTUAL  
ELEVATIONS**

Date: 07.23.24 Project Number: 2024-21

Drawing Number

**A-2.2**



# CONCEPTUAL ELEVATIONS



SIDE VIEW (TOP OF SITE)

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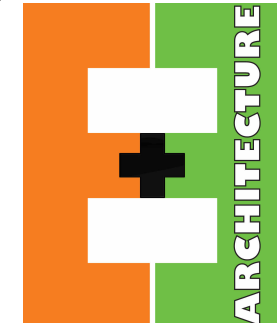
CONSULTING ENGINEERS:

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Seal:

No.	Date	Issue Notes

Design Firm



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Drawing Title  
**CONCEPTUAL  
ELEVATIONS**

Date: 07.23.24 Project Number: 2024-21

Drawing Number  
**A-2.2**