



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **SAP-25-066**

DATE ACCEPTED: **05/07/2025**

NOTICE TO APPLICANT

Address of Property:

3201 Cains Hill PL NW

City Council District: **8** Neighborhood Planning Unit (NPU): **B**

Special Administrative Permit (SAP) Hearing Date:

Thursday, June 26, 2025 at 12:00 PM

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

SAP-25-066



Signed,

Niana McCullum

NM, for Director, Office of Zoning and
Development

Yonas Tekie

Yonas Tekie



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) Yonas Tekie

ADDRESS 3201 Cains Hill PI NW Atlanta GA 30305

PHONE NO. 678.698.0100 **EMAIL** skyfholding@gmail.com

PROPERTY LANDOWNER YT 3201 Property, LLC

ADDRESS 3201 Cains Hill PI NW Atlanta, GA 30305

PHONE NO. 678.698.0100 **EMAIL** yscholar@gmail.com

ADDRESS OF PROPERTY 3201 Cains Hill PI NW Atlanta, GA 30305

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

SAP-25-066



SPI -9 SA3

Is property within the BeltLine Overlay District? Yes No Zoning Classification _____
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 3/18/2025 **Signature of Applicant**

Additional Submittal Requirements (as applicable):

- **SAP Hearings:** *Please note that **ALL** SAP applications are required to be placed on an agenda and heard at a public hearing PRIOR to City approval, in accordance with Georgia Open Meetings Act O.C.G.A. 50-14-1. See the schedule for closing dates.
- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & Westside Park Affordable Workforce Housing Overlay Districts must complete and submit the Inclusionary Zoning Certification Forms within the application. Review and complete pages 13-14 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 & NC-16 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. To request this meeting, contact Jubie Thompson at 470-599-2131 or jthompson@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 (Georgia Regional Transportation Authority) and ARC (Atlanta Regional Commission). 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
- **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, and a public hearing are required to complete the SAP Application.



SAP-25-066



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, Eden Tekie SWEAR THAT I AM THE **LANDOWNER**
owner(s) name


OF THE PROPERTY LOCATED AT: 3201 Cains Hill PI NW 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):
Yonas Tekie

ADDRESS: 3201 Cains Hill PI NW Atlanta, GA 30305

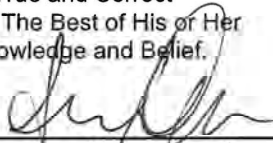
TELEPHONE: 678.698.0100 EMAIL: skyfholding@gmail.com


Signature of Property Landowner

Eden Tekie
Print Name of Property Landowner

Personally Appeared
Before Me
Eden Tekie

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
3.18.25
Date





SAP-25-066



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.

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> <u>Net Lot Area (NLA)</u> = length of property line X width of property line <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)] <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width +2) X (length of front property line)] GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)		25,460 SF				
Net Lot Area (NLA)		22,761 SF				
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed			1.5	34,141 SF		
Base Provided			0.21	7,170 SF		
Bonus Allowed			N/A	N/A		
Bonus Provided			N/A	N/A		
Bonus FAR Program (check bonus utilized if applicable)						
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"/>		
Residential Units			Total Provided: <u>N/A</u>			
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						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)			Square Footage		
Max. Permitted				N/A		
Provided				N/A		
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required				N/A	No change to existing building	
Provided (specify for each street)						



SAP-25-066



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)

Definitions and Methods of Calculation

- LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
TOSR are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus 1/2 of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4).
UOSR requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments.

TOSR: Total Open Space Requirements for Residential Only Projects

(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.)

Table with 3 columns: Ratio, Total Square Footage, and rows for Minimum Required and Provided.

Square Footage breakout of UNCOVERED TOSR amount provided by the following:

Table with 2 columns: Description (GLA minus building square footage, Open exterior balconies, Roof area improved as recreation space) and Total Square Footage.

Square Footage breakout of COVERED TOSR amount provided by the following:

Table with 2 columns: Description (Areas closed to the sky (roof) but having two sides with a minimum of 50% open) and Total Square Footage.

UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

Table with 3 columns: Ratio, Total Square Footage, and rows for Minimum Required and Provided.

Square Footage Breakdown of UOSR amounts provided by the following:

Table with 2 columns: Description (Balconies, Rooftop Terraces, Landscaped Areas and Plazas, Portions of Sidewalks on Private Property, Portions of Landscaped Areas in Right-of-way adjacent to Property) and Total Square Footage.



SAP-25-066



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 <i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	0%	0 SF
Provided	0%	0 SF
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	N/A	
INTERIOR (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)	N/A	

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required			16	
Provided			37	
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required			2	
Provided			2	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				



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.

Yonas Tekie

Applicant Printed Name

Applicant Signature

3/18/25

Date



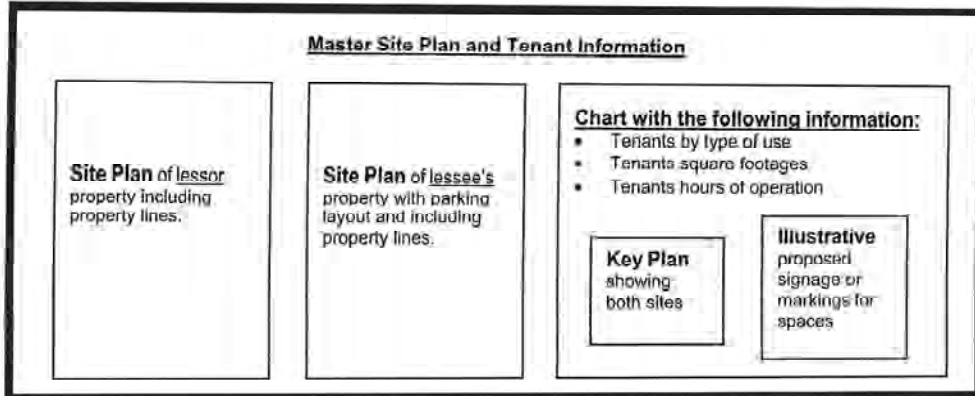
City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
(*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)

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:



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.

Yonas Tekie
Applicant Printed Name

[Signature]
Applicant Signature

3/18/25
Date



RECEIVED

DATE: 5/7/2025

City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Inclusionary Zoning Certification Form

File #

Instructions: this form must be completed for all IZ applicable projects and included on the Cover/Title page of plan submissions

I. Please complete the following acknowledgement of compliance (check only one statement)

I. Yonas Tekie
(Applicant Printed Name)
[X] Acknowledge the plans set forth will satisfy the requirements of 16-36A.004 or 16-37.004 and certify the following floorplans to be built will be affordable units and the number of units to be designated affordable within each floorplan type. This includes acknowledgement that each affordable unit are substantially similar in construction and appearance to market rate units, and shall not be in isolated areas of the development, but shall be interspersed among market rate units; OR
[X] Acknowledge that in-lieu of compliance with the on-site affordability requirements, will elect to pay an in-lieu fee to the City in accordance with 16-36A.007 or 16-37.007.
Yonas Tekie Applicant Printed Name
[Signature] Applicant Signature
3/18/2025 Date

II. For each unit configuration, please complete the following table to identify affordable units. Attach a separate table if more space is needed (only applicable to projects that comply with affordability requirement)

Table with 7 columns: Unit type, # total units, Affordability level (% or less AMI), Unit mix, # affordable units (round up), Expected market rent, Affordable rent. Includes rows for 'Ex) 1 bed/1 bath' and 'Ex) 2 bed/2 bath'.

III. Please select up to three (3) incentive option(s) you wish to apply to this project (only applicable to projects that comply with affordability requirement)

- ___ Increase in density bonus: a 15% floor-area-ratio (FAR) increase above the FAR set by current zoning
___ Transfer of development rights: additional unused density can be transferred to other property owners
___ Reduction in residential minimum parking requirement: no minimum
___ Reduction in non-residential minimum parking requirement: a 25% reduction for non-residential spaces in mixed residential/commercial
___ Priority review: SAP applications will be given priority, advance to top of staff review queue, and be reviewed within 21 days
___ Major project status: project will be afforded major projects meeting with representatives from all departments to review the development for permitting, meet with applicant, and identify potential issues to expedite process

IV. Please indicate if you are also receiving either of the following from the respective agencies (only one allowed; only applicable to projects that comply with affordability requirement)

- ___ Invest Atlanta's Lease Purchase Bond
___ Atlanta Housing Authority's HomeFlex or Housing Choice Programs

Note:

The following items (V and VI) are not required for the SAP approval process, but will be required prior to the issuance of the Certificate of Occupancy (C.O.)

V. Please submit with the application a detailed marketing plan on how affordable units will be promoted (only applicable to projects that comply with affordability requirement). Be sure to include:

- ___ Who: target audience
___ What: messaging and language to be used in promotional material
___ When: promotion and campaign launch timeline



SAP-25-066



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Inclusionary Zoning Certification Form

File # _____

VI. Please review Exhibit D, the Land Use Restriction Agreement. This legal document needs to be executed, recorded, and returned prior to issuance of the certificate of occupancy (only applicable to projects that comply with affordability requirement).

Certification (for plan reviewer use only)

- Proposed project meets all IZ on-site affordability and program requirements
Project applicant elects to pay in-lieu fee and are not subject to on-site affordability requirements

Plan reviewer Signature Date

QA/QC Review by OHCD (for internal use only)

Compliance specialist Signature Date

Note: Inclusionary Zoning is applicable for conversions or new multifamily residential rental developments with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). Affordability and program requirements are mandatory unless applicant elects to pay a one-time per-unit in-lieu fee.

Exhibit A: 2019 In-lieu Fee Table

Table with 4 columns: Area, Construction cost/unit, Land cost/unit, Total cost/unit. Rows include Beltline Subarea 1-10 and Westside neighborhoods.

Exhibit B: 2019 Maximum Rental Limits Table

Table with 6 columns: Efficiency/Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, 4 Bedroom. Rows include 60% AMI and 80% AMI.

Maximum rental rates are calculated by the methodology indicated within the ordinances: 17-O-1556 and 17-O-1542

Exhibit C: 2019 HUD Income Limits

Table with 7 columns: % AMI / Household size, 1 Person, 2 Persons, 3 Persons, 4 Persons, 5 Persons, 6 Persons. Rows include 30% AMI, 50% AMI, 60% AMI, 80% AMI, 120% AMI.

Based on Atlanta Area Median Income (\$79,700) as published periodically by HUD

Exhibit D: Inclusionary Zoning Land Use Restriction Agreement
(See https://www.atlantaga.gov/home/showdocument?id=33627)

SAP-25-066



To whom it may concern:

The scope of this project includes the addition of a metal and glass canopy at an existing exterior patio deck (1001 SF) with associated structural and electrical work. No new Mechanical or plumbing.

Yonas Tekie

Yonas Tekie

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

PROPERTY DESCRIPTION - Tract 1

Tract 1
All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:
Commencing at a point located at the intersection of the northerly right-of-way line of Irby Avenue (50-foot right-of-way) with the Westerly right-of-way line of Cains Hill Place (40-foot right-of-way), Thence along said right-of-way line of Cains Hill Place North 00 degrees 48 minutes 21 seconds East, a distance of 150.00 feet to a 1/2-inch rebar found (cap "SS,INC/3138"), said point being the TRUE POINT OF BEGINNING; Thence departing said right-of-way line North 89 degrees 27 minutes 23 seconds West, a distance of 168.80 feet to a 5/8-inch rebar set; Thence North 00 degrees 31 minutes 30 seconds East, a distance of 100.50 feet to a 5/8-inch rebar set; Thence South 89 degrees 27 minutes 23 seconds East, a distance of 169.42 feet to a nail set located on the Westerly right-of-way line of Cains Hill Place; Thence along said right-of-way line South 00 degrees 52 minutes 43 seconds West, a distance of 100.50 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.390 Acres.

PROPERTY DESCRIPTION - Tract 2

Tract 2
All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:
Commencing at a 5/8-inch rebar found located at the intersection of the northerly right-of-way line of Irby Avenue (50-foot right-of-way) with the Easterly right-of-way line of Cains Hill Place (40-foot right-of-way), Thence along said right-of-way line of Cains Hill Place North 00 degrees 48 minutes 21 seconds East, a distance of 199.76 feet to a 3/4-inch crimp top pipe found; Thence South 89 degrees 27 minutes 23 seconds East, a distance of 100.50 feet to a nail set, said point being the TRUE POINT OF BEGINNING; Thence continuing North 00 degrees 42 minutes 58 seconds East, a distance of 99.92 feet to a 1/2-inch rebar found; Thence departing said right-of-way line South 89 degrees 21 minutes 59 seconds East, a distance of 191.87 feet to a 1/2-inch crimp top pipe found; Thence South 89 degrees 27 minutes 23 seconds East, a distance of 100.00 feet to a point; Thence North 89 degrees 25 minutes 34 seconds West, a distance of 140.62 feet to a 5/8-inch rebar set; Thence North 89 degrees 11 minutes 21 seconds West, a distance of 54.80 feet to a 3/4-inch crimp top pipe found, said point being the TRUE POINT OF BEGINNING.

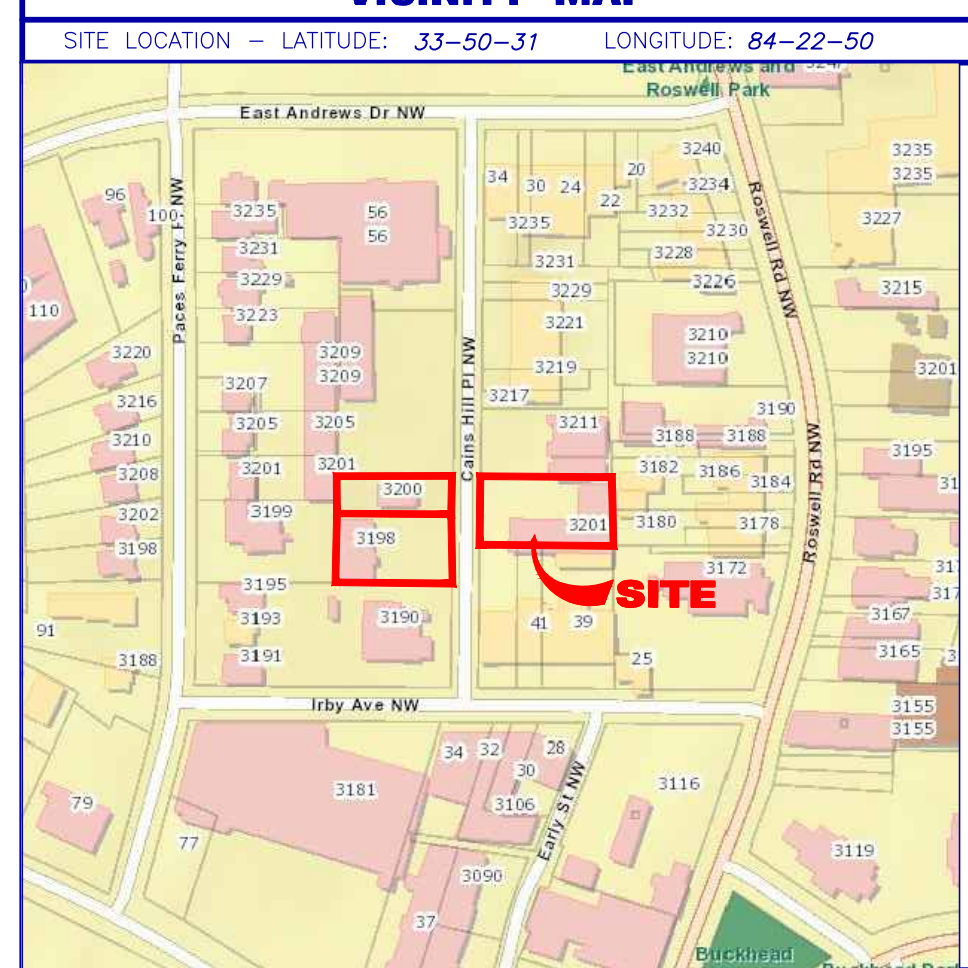
Said tract of land contains 0.445 Acres.

PROPERTY DESCRIPTION - Tract 3

Tract 3
All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:
Commencing at a point located at the intersection of the northerly right-of-way line of Irby Avenue (50-foot right-of-way) with the Westerly right-of-way line of Cains Hill Place (40-foot right-of-way), Thence along said right-of-way line of Cains Hill Place North 00 degrees 48 minutes 21 seconds East, a distance of 150.00 feet to a 1/2-inch rebar found (cap "SS,INC/3138") Thence North 00 degrees 52 minutes 43 seconds East, a distance of 100.50 feet to a nail set, said point being the TRUE POINT OF BEGINNING; Thence departing said right-of-way line North 89 degrees 27 minutes 23 seconds West, a distance of 169.42 feet to a 5/8-inch rebar set; Thence North 00 degrees 30 minutes 54 seconds East, a distance of 50.02 feet to a nail found; Thence South 89 degrees 27 minutes 02 seconds East, a distance of 169.77 feet to a 5/8-inch rebar found located on the Westerly right-of-way line of Cains Hill Place; Thence along said right-of-way line South 00 degrees 44 minutes 58 seconds West, a distance of 50.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.195 Acres.

VICINITY MAP



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.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312IC0234F, AND THE DATE OF SAID MAP IS 09-18-2013. THE PROPERTY LIES WITHIN "ZONE X". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "SP1-9 (SA3)" (SPECIAL PURPOSE DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF ATLANTA.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE MEASURED WIDTH OF TRACT 1 DOES NOT MATCH THE RECORD DISTANCE CONTAINED IN THE TRACT DESCRIPTION. A BOUNDARY LINE AGREEMENT IS SUGGESTED BETWEEN THE OWNERS OF TRACT 1 AND TRACT 3.

TRACT 2 AND 3 AS SHOWN ARE THE SAME PROPERTIES AS DESCRIBED IN THE TITLE COMMITMENT.

ACCESS TO EACH TRACT FROM CAINS HILL PLACE, A PUBLIC RIGHT-OF-WAY, IS BY WAY OF CURB-CUTS AND DRIVE APRONS AS SHOWN.

- SURVEY REFERENCES**
- ALTA/NSPS ALND TITLE SURVEY FOR 56 EAST ANDREWS DRIVE, FOR EAST ANDREWS REALTY, LLC, PREPARED BY GEOSURVEY, LTD., DATED 06/17/2017 (20144889-04)
 - ALTA/NSPS ALND TITLE SURVEY FOR 45, 47 AND 49 IRBY AVENUE, FOR EDENS LIMITED PARTNERSHIP, PREPARED BY GEOSURVEY, LTD., DATED 12/01/2015 (20144842-04)
 - SURVEY OF 3198 CAINS HILL PLACE FOR HARRISON HODGES, INC., PREPARED BY HILL-FISTER ENGINEERING, INC., DATED 03/01/1989
 - SURVEY OF 3201 CAINS HILL PLACE FOR CALLE, PREPARED BY LANDPRO SURVEYING & MAPPING, DATED 03/27/2014.

TITLE EXCEPTIONS - Tract 1 and Tract 2

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1908830A, EFFECTIVE DATE MAY 01, 2019.

12. Easement from Everett P. Bean to Georgia Power Company, dated February 13, 1974, recorded March 11, 1974, in Deed Book 6008, Page 308, aforesaid records.

13. Easement from Harrison Hodge LLC to Georgia Power Company, dated January 16, 2014, recorded May 19, 2014, in Deed Book 53820, Page 253, aforesaid records.

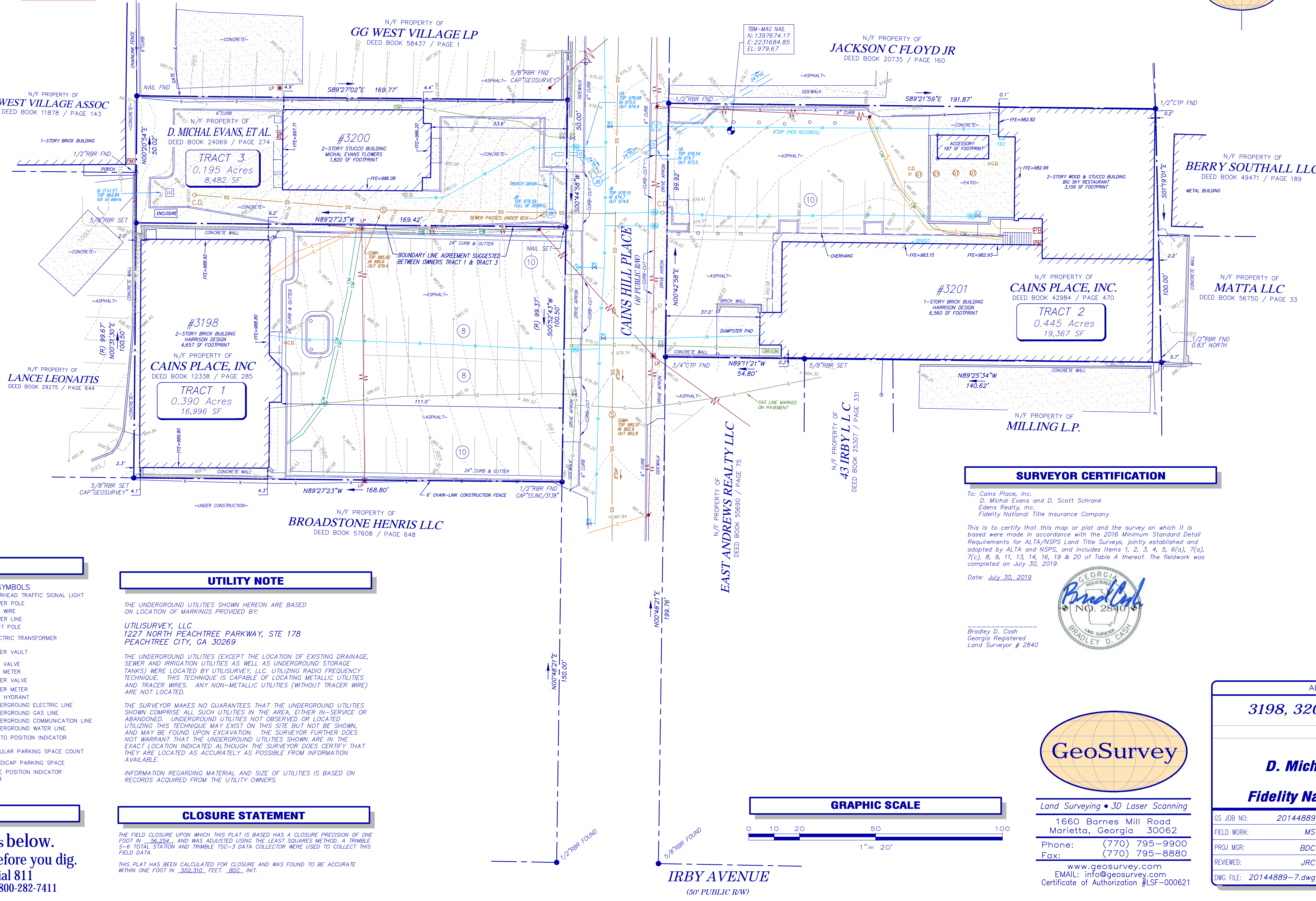
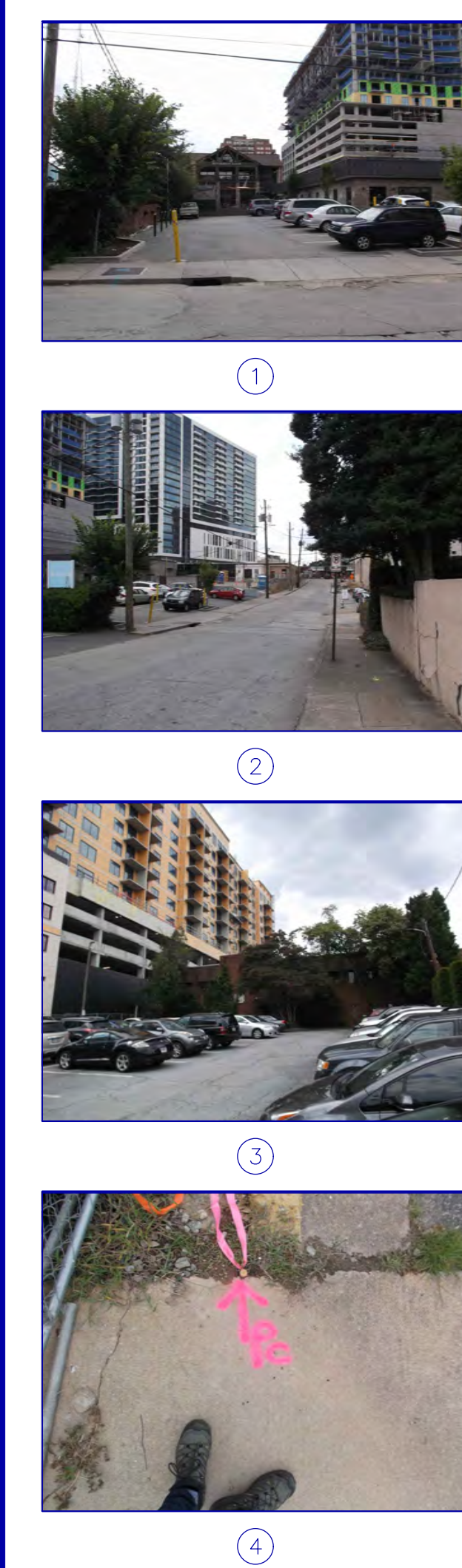
TITLE EXCEPTIONS - Tract 3

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 191102GA, EFFECTIVE DATE MAY 27, 2019.

NONE LISTED.

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SITE PHOTOGRAPHS



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	OP POWER POLE
BSL BUILDING SETBACK LINE	OW GUY WIRE
CI CURB INLET	LP LIGHT POLE
OMP CORRUGATED METAL PIPE	ET ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WV WATER VAULT
CSF SANITARY CLEANOUT	GV GAS VALVE
CPD COMMUNICATION PEDESTAL	GM GAS METER
CTP CRIMPED TOP PIPE	WV WATER VALVE
DI DROP INLET	WM WATER METER
DIP DUCTILE IRON PIPE	FH FIRE HYDRANT
DWCS DOUBLE WING CATCH BASIN	UG UNDERGROUND GAS LINE
FNC FENCE	UC UNDERGROUND COMMUNICATION LINE
FND FOUND	UL UNDERGROUND WATER LINE
GM GAS METER	PI PHOTO POSITION INDICATOR
INV INVERT	RS REGULAR PARKING SPACE COUNT
JB JUNCTION BOX	HP HANDICAP PARKING SPACE
MH MANHOLE	SI SIGN
OHP OVERHEAD POWER	
OT OPEN TOP PIPE	
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
PCP POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
(R) RECORD DISTANCE	
SS SANITARY SEWER	
SWCS SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

CLOSURE STATEMENT

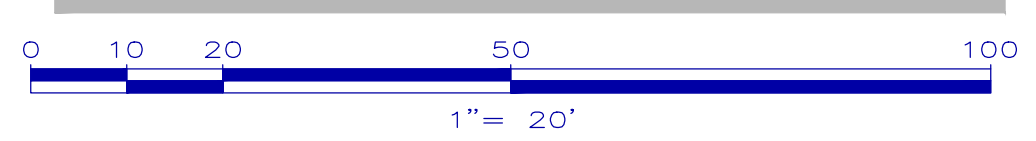
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 56,254, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5700 AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 502,310, FEET. BDC, INC.

SURVEYOR CERTIFICATION

To: Cains Place, Inc.
D. Michal Evans and D. Scott Schrank
Edens Realty, Inc.
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, 5, 6(a), 7(a), 7(c), 8, 9, 11, 13, 14, 16, 19 & 20 of Table A thereof. The fieldwork was completed on July 30, 2019.
Date: July 30, 2019
Bradley D. Cash
Georgia Registered
Land Surveyor # 2840



GRAPHIC SCALE



IF YOU DIG

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

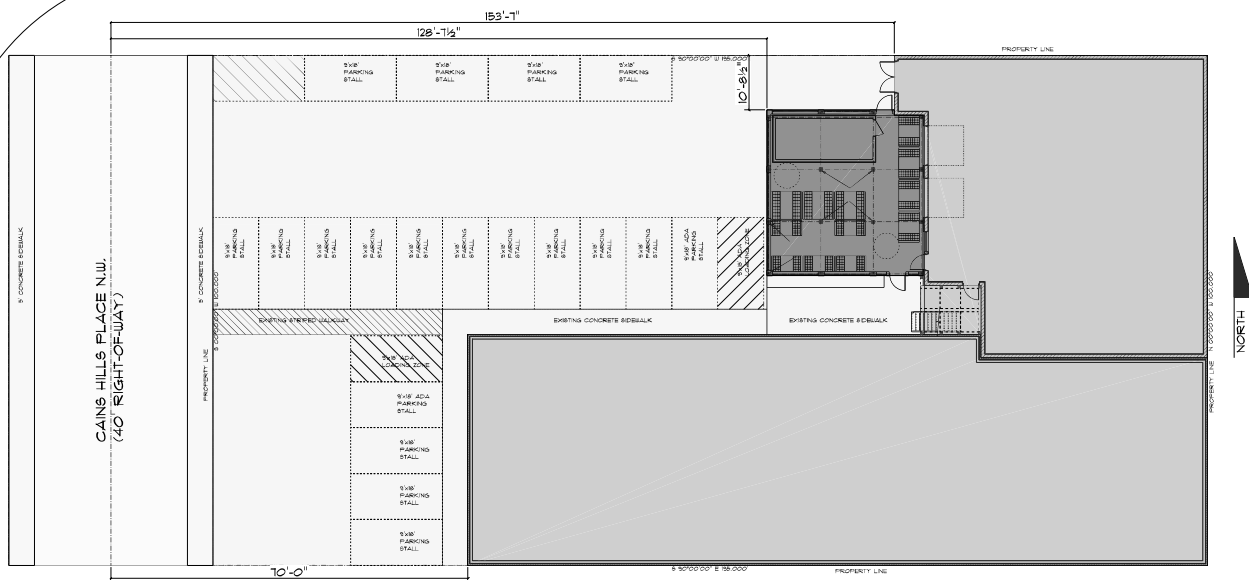


Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY OF
3198, 3200 and 3201 Cains Hill Place
FOR
Cains Place, Inc.
D. Michal Evans and D. Scott Schrank
Edens Realty, Inc.
Fidelity National Title Insurance Company

GS JOB NO:	20144889	DRAWING SCALE:	1" = 20'	SURVEY DATE:	07/30/2019
FIELD WORK:	MS	CITY:	ATLANTA	STATE:	GA
PROJ MGR:	BDC	COUNTY:	FULTON	LAND LOT:	99
REVIEWED:	JRC	DISTRICT:	17TH		
DWG FILE:	20144889-7.dwg				

2



SITE PLAN
SCALE: 1" = 15'

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City of Miami | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT

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DATE: 5/7/2025

ISSUED FOR CONSTRUCTION

SCALE: 1" = 15'
DRAWN BY:
DATE: Wednesday, March 17, 2025



3201 Cains Hill PI
PHONE:
FAX:
MOBILE:

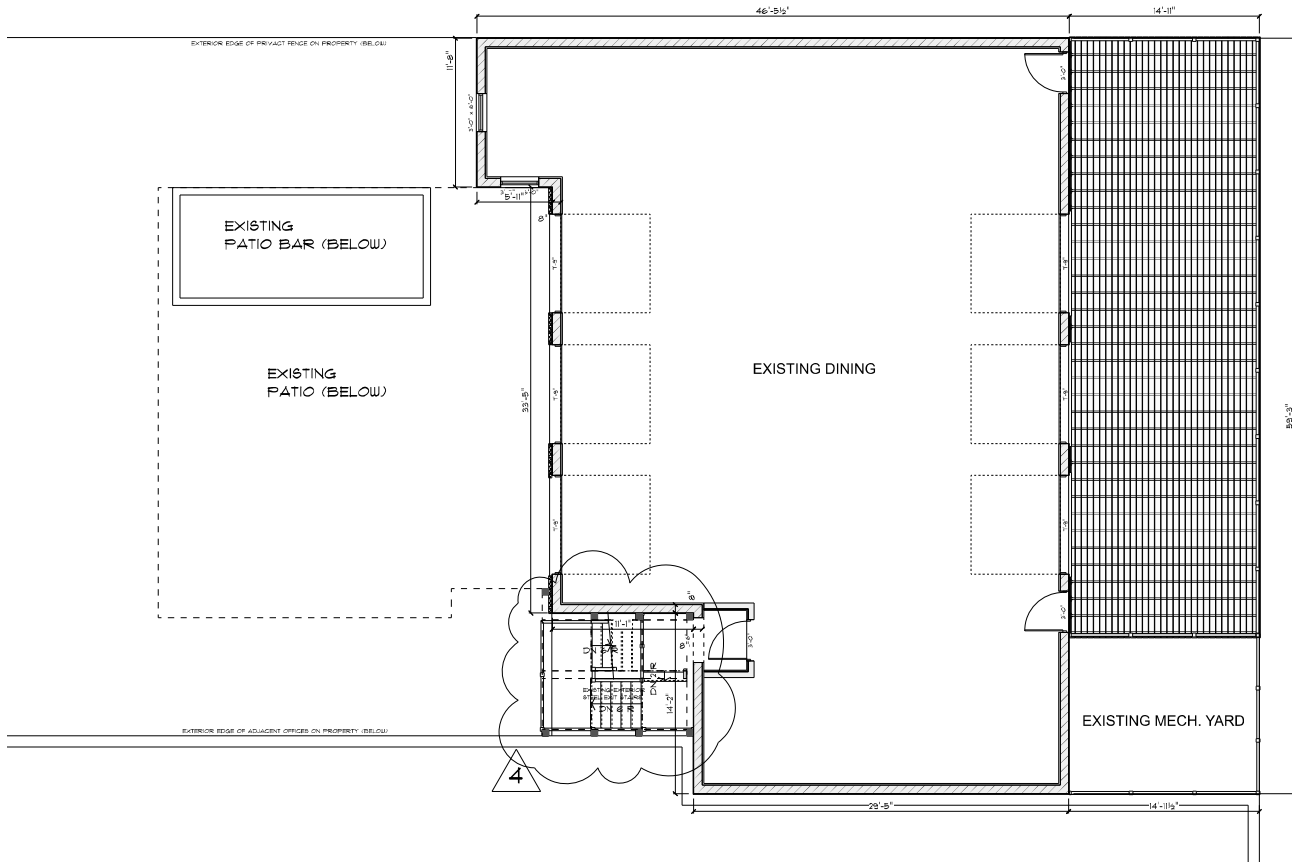
SECTION LETTER: **A**
PAGE: **2/10**
SITE PLAN

SAP-25-066



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DATE: 5/7/2025



UPPER FLOOR
SCALE: 3/16" = 1'-0"

ISSUED FOR CONSTRUCTION

SECTION: 111
DATE: Wednesday, March 19, 2025
PAGE: 6/10
EXISTING UPPER FLOOR PLAN

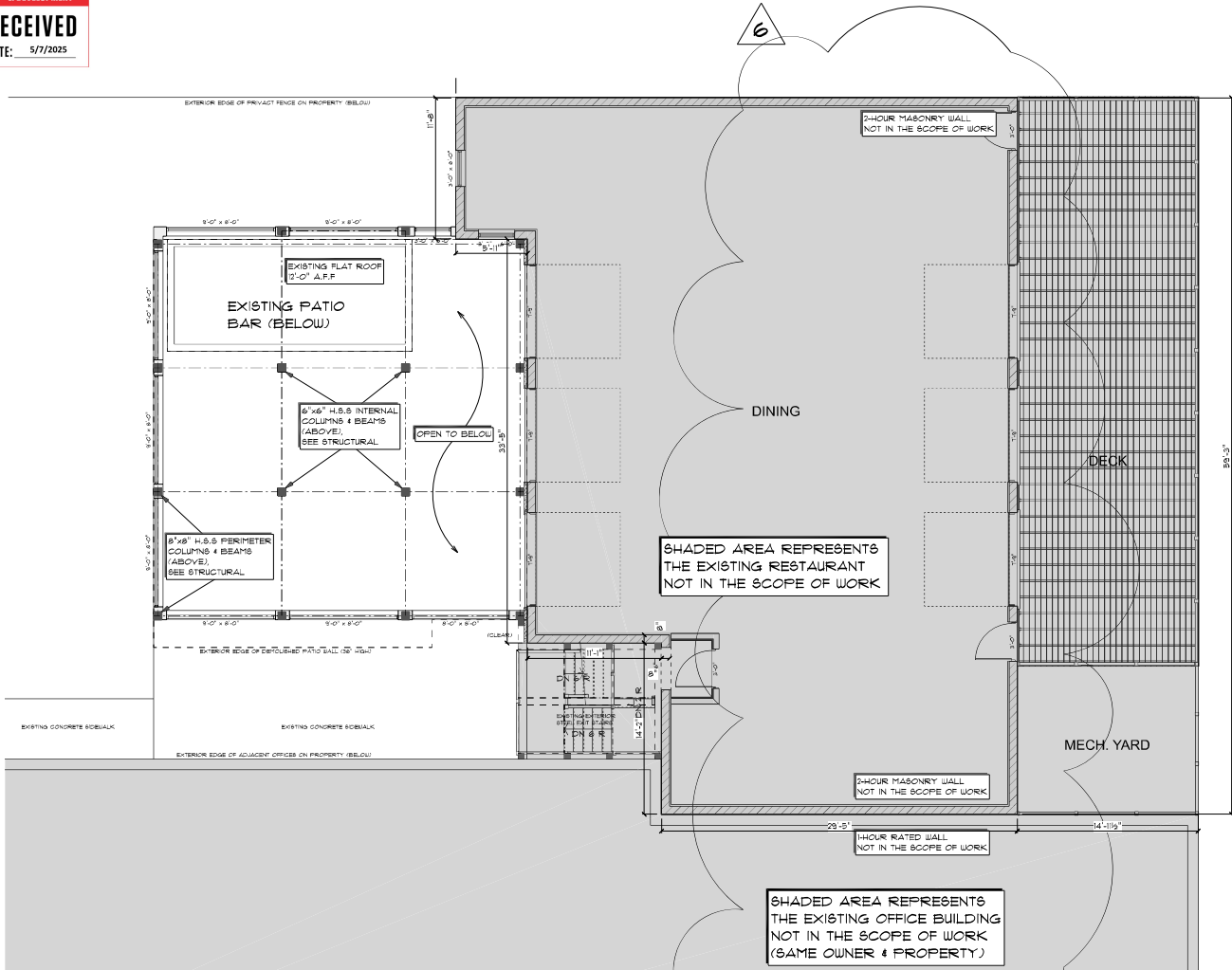


SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

3201 Cains Hill PI
PHONE:
FAX:
MOBILE:

SAP-25-066

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PROPOSED UPPER FLOOR

SCALE: 3/16" = 1'-0"

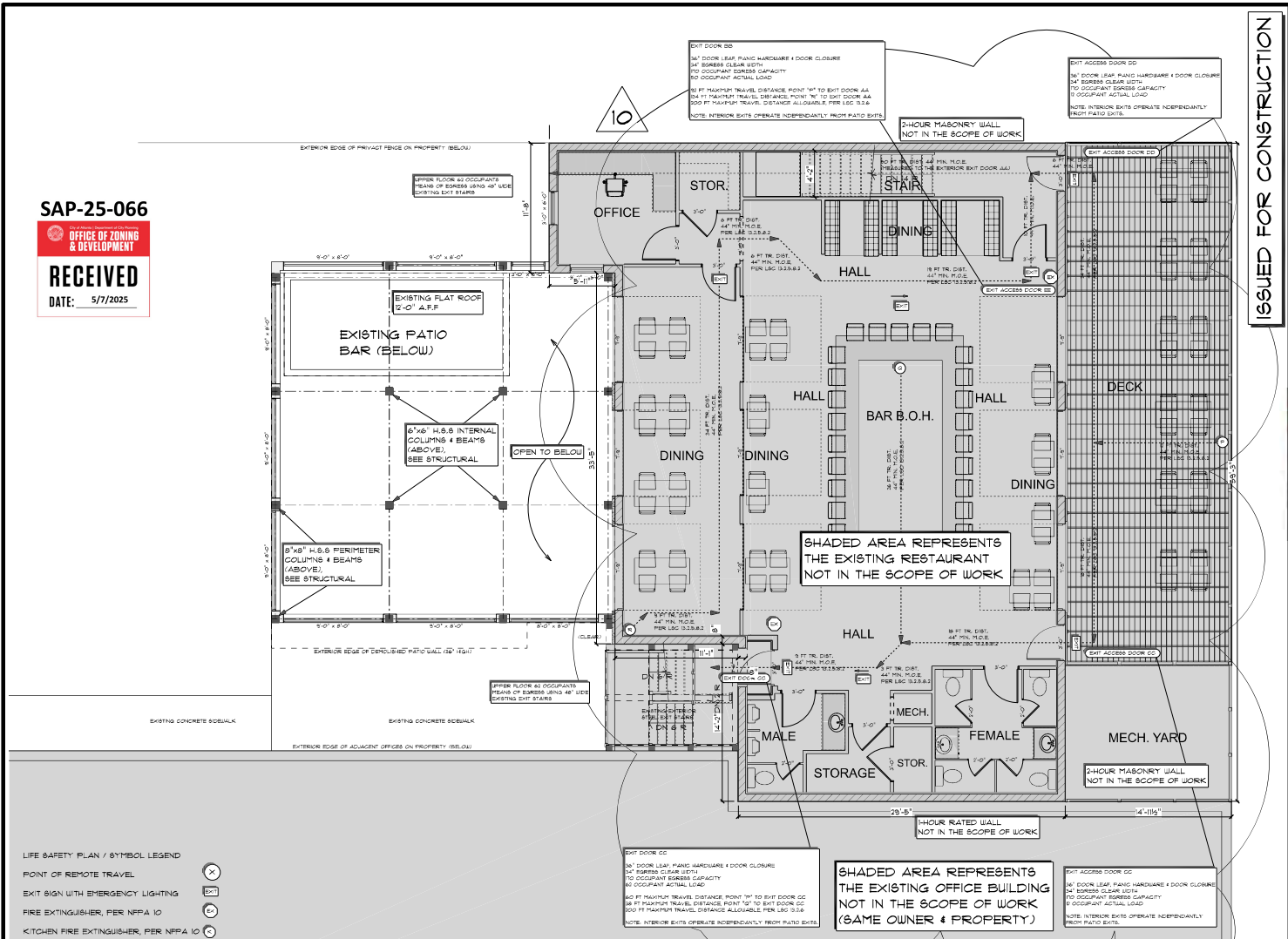
ISSUED FOR CONSTRUCTION

SECTION: OTHER
DRAWN BY: [Signature]
DATE: Wednesday, March 19, 2025
PAGE: 8/10
PROPOSED UPPER FLOOR PLAN



3201 Cains Hill PI
PHONE: [Blank]
FAX: [Blank]
MOBILE: [Blank]

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- LIFE SAFETY PLAN / SYMBOL LEGEND
- POINT OF REMOTE TRAVEL
 - EXIT SIGN WITH EMERGENCY LIGHTING
 - FIRE EXTINGUISHER, PER NFPA 10
 - KITCHEN FIRE EXTINGUISHER, PER NFPA 10

UPPER FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

ISSUED FOR CONSTRUCTION

SECTION: 10/10
DRAWN BY: [Signature]
DATE: Wednesday, March 18, 2025
LIFE SAFETY PLAN



3201 Cains Hill PI
PHONE: [Number]
FAX: [Number]
MOBILE: [Number]

REVISION SCHEDULE		
NUMBER	DATE	REVISION NOTE
1	3/17/2025	OCCUPANT LOAD UPDATED
2	3/17/2025	SITE PLAN ADDED WITH F.S.D
3	3/17/2025	EXISTING EXTERIOR EXIT STAIRS ADDED
4	3/17/2025	EXISTING EXTERIOR EXIT STAIRS ADDED
5	3/17/2025	FIRE WALL NOTES ADDED
6	3/17/2025	FIRE WALL NOTES ADDED
7	3/17/2025	MAIN FLOOR LIFE SAFETY PLAN ADDED
8	3/17/2025	PATIO ENCLOSURE FURNITURE LAYOUT UPDATED
9	3/17/2025	OCCUPANT LOAD CALCULATION UPDATED
10	3/19/2025	UPPER FLOOR LIFE SAFETY PLAN ADDED

HIGH SOCIETY BUCKHEAD PATIO ENCLOSURE ADDITION 3201 CAINS HILL PLACE ATLANTA, GA 30305-1809

ISSUED FOR CONSTRUCTION

SCALE: As Noted
DRAWN BY:
DATE: Wednesday, March 19, 2025

SECTION: 111
SHEET: 1/10
COVER SHEET

LANDLORD: YE 3201 PROPERTY LLC,
CONTACT:
ADDRESS: 3201 CAINS HILL PLACE
ATLANTA, GA 30305-1809
PHONE:
EMAIL:

TENANT: HIGH SOCIETY BUCKHEAD
CONTACT: TONY TEKIE
ADDRESS: 3201 CAINS HILL PLACE
ATLANTA, GA 30305-1809
PHONE: 678-698-0100
EMAIL: YSCHOLAR@GMAIL.COM

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APPLICABLE CODE

THE CURRENT STATE MINIMUM STANDARD CODES
AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS.

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

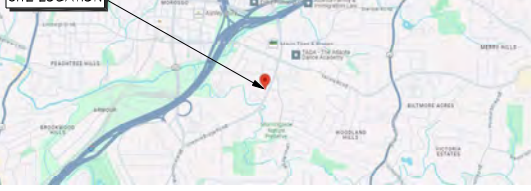
- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024), (2025)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
- INTERNATIONAL FIRE CODE, 2018 EDITION, (CONTACT STATE FIRE MARSHAL BELOW)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE, 2023 EDITION, WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2019 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2021), (2023)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

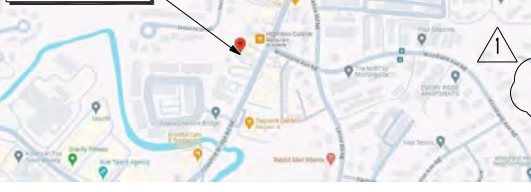
CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:

- DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2018)
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2018)
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
- NATIONAL GREEN BUILDING STANDARD, 2009 EDITION, WITH GEORGIA AMENDMENTS (2011)

VICINITY MAP, SITE LOCATION



NEIGHBORHOOD MAP, SITE LOCATION



SCOPE OF WORK

1. NEW ALUMINUM EXTERIOR PATIO ENCLOSURE (UN-CONDITIONED) TO REPLACE THE EXISTING EXTERIOR PATIO DECK.
2. NEW STRUCTURAL & ELECTRICAL WORK. (SEE SHOP DRAWINGS)
3. NO NEW MECHANICAL OR PLUMBING.

ZONING DATA

PROPERTY TYPE: COMMERCIAL
LAND USE: RESTAURANT
ZONING DESIGNATION: SP1-3 / SA-3
PROPERTY AREA: 19,210 SF (0.441 AC)
BUILDING AREA: 6975 SF
FARCEL ID / TAX ID: 11 009900020293
ACCOUNT NUMBER: 2098141
DISTRICT / WARD: CITY OF ATLANTA
2020 CENSUS TRCT / BLK: 05.04 / 1
ASSESSOR ROLL YEAR: 2023

PARKING AREA: 19,342 SF (UN-CHANGED)

BUILDING CODE DATA

BUILDING CONDITION: EXISTING RESTAURANT (ASSEMBLY, A-2)
CONSTRUCTION TYPE: V-B, UN-PROTECTED
OCCUPANCY CLASSIFICATION: RESTAURANT (ASSEMBLY, A-2)
RESTAURANT OCCUPANT LOAD: 276 OCCUPANTS
SPRINKLER SYSTEM: YES, (NFPA 13)
SMOKE DETECTION: NO
FIRE ALARM: NO
HEIGHT: 35'-4"
STORIES: 2
EXISTING RESTAURANT AREA: 6975 SF
NEW PATIO ENCLOSURE: 1001 SF
TOTAL AREA: 7976 SF

3201 Cains Hill Pl
PHONE: _____ FAX: _____ MOBILE: _____

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

3201 Cains Hill Place NW
23-035-14

PHOTOGRAPHS OF THE SUBJECT



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Restaurant Space - 1st Floor – Outdoor Patio/Bar

Restaurant Space - 1st Floor – Outdoor Patio/Bar



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RECEIPT

SAP-25-066

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070



Application: SAP-25-066
Application Type: Planning/SAP/SPI/NA
Address: 3201 CAINS HILL PL NW, ATLANTA, GA 30305
Owner Name:
Owner Address:
Application Name: 3201 CAINS HILL PL NW

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
976956		\$500.00	05/07/2025	PUBLICUSER1035042		

Work Description: The scope of this project includes the addition of a metal and glass canopy at an existing exterior patio deck (1001 sf) with associated structural and electrical work. No new mechanical or plumbing.