

Conditions Z-16-13 for 2742 & 2748 Alpine Road, N.E.

1. Development is subject to the site plan titled “Zoning Plan, 2714 Alpine Road” by J. Lancaster Associates, Inc., dated May 26, 2016 and stamped received by the Office of Planning on June 6, 2016. The site plan does not prohibit the approval of minor amendments by the Director of Zoning and Development.
2. Developer shall obtain Final Plat or Final Plan approval from Office of Planning before making application for building permit for the housing units. As a condition of approval of the final plat/plan, the developer shall provide the Office of Planning with recorded private covenants. The document must contain details on the ownership and the maintenance program for the private street/drive and all other common areas/conservation easement.
3. Any street lighting system for the private drive shall be designed to allow no light spillage onto any adjoining property.
4. This development shall not be gated.
5. The proposed 6-foot fence needs to terminate at the edge of the south side yard or continue at a height not greater than 42 inches beyond this point to comply with the Beltline Overlay district requirements. The 42 inches limitation is only applicable to property within the Beltline Overlay district.