

Conditions for Z-14-38 for 795, 797 Delmar Avenue SE

1. Subject to the revised site plan titled “Delmar Avenue Houses – On the BeltLine” by RutledgeAlcock Architects, dated August 22, 2014 and stamped received by the Office of Planning on August 25, 2014. Also subject to the Boundary and Topographic Survey for Fabric Developers LLC, by DeKalb Surveys, Inc., dated March 24, 2014 and stamped by Patrick F. Carey – RLS.
2. Developer shall obtain a Special Administrative Permit – BeltLine, from Office of Planning, before applying for the Land Disturbance Permit.
3. Developer shall obtain Final Plat approval from Office of Planning before making application for building permits.
4. Developer shall provide the Office of Planning with recorded private covenants as a condition of the approval of the final plat. The document must contain details about ownership and maintenance program for the private street and all other common areas.
5. Property frontage along Delmar Avenue as well as both sides of the new internal street shall be improved with new sidewalks according to Americans with Disabilities Act (ADA) and City of Atlanta standards, before approval of the final plat.
6. Any street lighting system for the private roadway shall be designed to allow no light spillage onto any adjoining property.
7. All work to be undertaken by the applicant within the City of Atlanta right-of-way shall be permitted by the Department of Public Works prior to construction.
8. Development of the property shall be subject to all City of Atlanta development regulations including but not limited to, Office of Site Development, Fire Safety Engineer, Public Works Department as well as City of Atlanta Tree Ordinance.