



SITE #1 PROJECT INFO			
LOCATION:	2365 & 2371 HOSEA WILLIAMS		
ADDRESS	ATLANTA, GA 30317		
LAND LOT:	204		
DISTRICT:	15TH		
COUNTY:	DEKALB		
CURRENT ZONING:	C-1 / R-4		
PROPOSED ZONING:	C-1		
CURRENT LAND USE:	LOW DEN. COMM & SINGLE FAM.		
PROPOSED LAND USE:	LOW DEN. COMM.		
LOT AREAS:			
NET LOT AREA (NLA):	37367	SF	
GROSS LOT AREA (GLA):	51462	SF	
MAX NON-RES. FAR:	2.000		
MAX RES. FAR:	0.696		
OFFICE:	4720	SF (9220 MAX)	
RETAIL SF:	2000	SF (9220 MAX)	
REST. SF:	2500	SF (3500 MAX)	
TOTAL NON-RES	9220	SF	
NON-RES. FAR PROVIDED:	0.247		
LW RES SF PROVIDED:	4720	SF (14500 SF MAX)	
TH RES SF PROVIDED:	0	SF	
TOTAL RES. FAR PROVIDED:	0.092		
# RES LW UNITS PROVIDED:	5	(14 MAX)	
# RES TH UNITS PROVIDED:	0		
T.O.S. REQ'D (.8xGLA):	41170		
T.O.S. PROVIDED:	42242		
U.O.S. REQ'D (.65xGLA):	33450		
U.O.S. PROVIDED:	26222	VARIANCE REQ'D	
SETBACKS:			
FRONT YARD:	10'0"		
HALF FRONT YARD:	5'0"		
TRANSITIONAL YARD:	20'0" WHEN ADJ TO R ZONING		
PARKING			
OFFICE:	1 PER	300	SF
RETAIL PARKING REQ'D	1 PER	200	SF
REST. PARKING REQ'D	1 PER	100	SF
RES. PARKING REQ'D	2.2	PER UNIT	
TOTAL SPACES REQ'D OFFICE:	15.7		
TOTAL SPACES REQ'D RETAIL:	10.0		
TOTAL SPACES REQ'D REST:	25.0		
TOTAL SPACES REQ'D RES:	11.0		
TOTAL SURFACE SPACES REQ'D:	62		
NEW SURFACE SPACES PROVIDED:	40	VARIANCE REQ'D	
TH RES. PARKING REQ'D	11		
TH RES. PARKING PROV'D	0		
NEW ON-STREET SPACES PROV'D:	8		

SITE #2 PROJECT INFO			
LOCATION:	2374 & 2380 HOSEA WILLIAMS		
ADDRESS	ATLANTA, GA 30317		
LAND LOT:	204		
DISTRICT:	15TH		
COUNTY:	DEKALB		
CURRENT ZONING:	C-1 / R-4		
PROPOSED ZONING:	MRC-1		
PROPOSED USE:	ATTACHED SINGLE FAMILY		
LOT AREAS:			
NET LOT AREA (NLA):	30001	SF	
GROSS LOT AREA (GLA):	44166	SF	
MAX RES. FAR:	0.766	(OPEN SPACE BONUS)	
TH RES SF PROVIDED:	33400	SF	
RES. FAR PROVIDED:	0.756		
UNIT TYPE A (20' WIDE) SF:	2150		
# TYPE A UNITS:	11		
UNIT TYPE B (18' WIDE) SF:	1625		
# TYPE B UNITS:	6		
U.O.S. REQ'D (.40 X GLA):	17666	SF	
BLDG FOOTPRINT:	13120	SF	
PAVING FOOTPRINT:	7220	SF	
U.O.S. PROVIDED:	23826	SF	
EXTRA U.O.S. PROV'D:	6160	SF	
BONUS SF ALLOWED:	3080	SF (EXTRA U.O.S./2)	
PUBLIC SPACE REQ'D:	NONE- LESS THAN 20% OF PROJECT TO BE NON-RES.		
SETBACKS:			
STREET FURNITURE ZONE:	5'0"		
SIDEWALK CLEAR ZONE:	10'0"		
SUPPLEMENTAL ZONE:	5'0"	FOR ART. & COLL. STREETS	
SUPPLEMENTAL ZONE:	0"	FOR LOCAL STREETS	
TRANSITIONAL YARD:	20'0" WHEN ADJ TO R ZONING		
MAX PERMITTED HEIGHT:	80'0"		
MAX PROPOSED HEIGHT:	35'0"		
PARKING:			
RES PARKING REQ'D	0.99	PER UNIT	
PARKING REQUIRED:	16.83		
PARKING PROVIDED:	34		
NEW ON-STREET SPACES PROV'D:	9		
NEW BIKE RACK SPACES REQ'D:	4		
NEW BIKE RACK SPACES PROV'D:	4		

SITE #3 PROJECT INFO			
LOCATION:	2358 HOSEA WILLIAMS		
ADDRESS	ATLANTA, GA 30317		
LAND LOT:	204		
DISTRICT:	15TH		
COUNTY:	DEKALB		
CURRENT ZONING:	C-1		
CURRENT LAND USE:	LOW DEN. COMM.		
LOT AREAS:			
NET LOT AREA (NLA):	11482	SF	
GROSS LOT AREA (GLA):	20155	SF	
MAX NON-RES. FAR:	2.000		
MAX RES. FAR:	0.696		
OUTSIDE DINING:	1310	SF (1600 SF MAX)	
RETAIL SF:	0	SF	
REST. SF:	1850	SF (2500 SF MAX)	
TOTAL NON-RES	1850	SF	
NON-RES. FAR PROVIDED:	0.161		
MF RES SF PROVIDED:	0	SF	
TH RES SF PROVIDED:	0	SF	
TOTAL RES. FAR PROVIDED:	0.000		
# RES MF UNITS PROVIDED:	0		
# RES TH UNITS PROVIDED:	0		
U.O.S. REQ'D:	N/A	SF	
U.O.S. PROVIDED:	N/A	SF	
SETBACKS:			
FRONT YARD:	10'0"		
HALF FRONT YARD:	5'0"		
TRANSITIONAL YARD:	20'0" WHEN ADJ TO R ZONING		
PARKING			
OUTSIDE DINING:	1 PER	200	SF
RETAIL PARKING REQ'D	1 PER	200	SF
REST. PARKING REQ'D	1 PER	100	SF
RES. PARKING REQ'D	0	PER UNIT	
TOTAL SPACES REQ'D OUT. DINE:	6.6		
TOTAL SPACES REQ'D RETAIL:	0.0		
TOTAL SPACES REQ'D REST:	18.5		
TOTAL SPACES REQ'D MF RES.:	0.0		
TOTAL SURFACE SPACES REQ'D:	25	VARIANCE REQ'D	
NEW SURFACE SPACES PROVIDED:	18		
TH RES. PARKING REQ'D	0		
TH RES. PARKING PROV'D	0		
NEW ON-STREET SPACES PROV'D:	4		

SITE #4 PROJECT INFO			
LOCATION:	2343 & 2347 HOSEA WILLIAMS		
ADDRESS	ATLANTA, GA 30317		
LAND LOT:	204		
DISTRICT:	15TH		
COUNTY:	DEKALB		
CURRENT ZONING:	C-1 & R-4		
PROPOSED ZONING:	C-1		
CURRENT LAND USE:	LOW DEN. COMM & SINGLE FAM.		
PROPOSED LAND USE:	LOW DEN. COMM.		
LOT AREAS:			
NET LOT AREA (NLA):	39959	SF	
GROSS LOT AREA (GLA):	56404	SF	
MAX NON-RES. FAR:	2.000		
MAX RES. FAR:	0.696		
OFFICE:	0	SF (10450 MAX)	
OUTSIDE DINING:	1000	SF (2000 SF MAX)	
RETAIL SF:	5450	SF (10450 MAX)	
REST. SF:	5000	SF (5000 SF MAX)	
TOTAL NON-RES	10450	SF	
NON-RES. FAR PROVIDED:	0.185		
MF RES SF PROVIDED:	19000	SF (31,500 SF MAX)	
TH RES SF PROVIDED:	0	SF	
TOTAL RES. FAR PROVIDED:	0.337		
# RES MF UNITS PROVIDED:	12	(32 UNITS MAX)	
# RES TH UNITS PROVIDED:	0		
T.O.S. REQ'D (.73xGLA):	41175		
T.O.S. PROVIDED:	45954		
U.O.S. REQ'D (.45xGLA):	25382		
U.O.S. PROVIDED:	25384	(1650 SF BALC. PROV'D)	
SETBACKS:			
FRONT YARD:	10'0"		
HALF FRONT YARD:	5'0"		
TRANSITIONAL YARD:	20'0" WHEN ADJ TO R ZONING		
PARKING			
OUTSIDE DINING:	1 PER	200	SF
RETAIL PARKING REQ'D	1 PER	200	SF
REST. PARKING REQ'D	1 PER	100	SF
RES. PARKING REQ'D	1.3	PER UNIT	
TOTAL SPACES REQ'D OUT. DINE:	0.0	(LESS THAN 25%)	
TOTAL SPACES REQ'D RETAIL:	27.2		
TOTAL SPACES REQ'D REST:	50.0		
TOTAL SURFACE SPACES REQ'D:	93	20 ADD. SPACES REQ'D	
NEW SURFACE SPACES PROVIDED:	73	VARIANCE REQ'D	
TH RES. PARKING REQ'D	0		
TH RES. PARKING PROV'D	0		
NEW ON-STREET SPACES PROV'D:	14		