

**CONDITIONS RECOMMENDED BY THE APPLICANT****CZ-19-1235306**

## Major Modification of Zoning Conditions of CZ-04068

- 1) Property Owner affirms that it does not intend and shall not initiate or seek for property (Tax Parcel Id No. 15-146-04-018) to be annexed into City of Atlanta.
- 2) Property Owner will seek to remove property from Willow Place Park Declaration of Protective Covenants, Conditions, Restrictions and Easements, established per Zoning Condition of Case CZ 04068. Said removal shall be filed in the Real Estate Records of DeKalb County, Georgia, if necessary.
- 3) The developer(s) of the property shall install 225 linear feet of sidewalks along Cavanaugh Avenue.
- 4) Restrictions imposed by DeKalb County in CZ-04068 shall remain in place until such time as conditions 2 and 3 are fulfilled.
- 5) Upon completion of conditions 2 and 3, the restrictions imposed by DeKalb County in CZ-04068 shall no longer apply or encumber the property and the following conditions will apply and encumber the Property:
  - a. All Utilities shall be underground.
  - b. There shall be no vinyl or aluminum siding used in the development of the Property.
  - c. All houses to be developed in the Property shall have exteriors of brick, stone stucco or other masonry; hardi-board or Hardi-Plank siding (or some other cement siding); clapboards; shakes or shingles; or some combination of these materials.
  - d. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision shall be based on the merits of the application before said authority.
  - e. All front lawns shall be sodded.
  - f. Each house shall have a minimum of 1,600 sq. ft.
  - g. The Developer(s) shall build no more than two single family homes.



