

**Conditions for Z-25-67  
78 and 88 Howard Street NE**

1. The site shall be developed in accordance with the site plan "Rezoning Site Plan" prepared by Barclift Consulting, dated February 23, 2026. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. There shall be no more than 42 units.
3. Short-term rental per Part III (Land Development Code) Part 20 (Short-Term Rentals) shall be prohibited.
4. The maximum floor area ratio shall be 0.50 of net lot area.
5. The maximum lot coverage shall be .55.
6. The maximum height shall be 35ft.
7. Yards shall be defined in the following manner:
  - a. Front yard: 7 feet (5' clear zone/2' amenity zone)
  - b. Half-Depth Front Yard: 3.5 feet
  - c. Side Yard: 7 feet
  - d. Rear Yard: 15 feet
8. Vinyl siding is a prohibited material.
9. Ground floor units shall have porches or stoops as shown on the site plan.
10. Ground floor porches or stoops shall have direct connection to the sidewalk as shown on the site plan.
11. Ground floor units shall have faux front doors facing Hallman Street and Howard Street NE as shown on the Site Plan referenced.
12. Ground floor units shall have windows for a minimum of 10%.
13. There shall be no on-street parking provided. All residential and guest parking shall be provided on property owned by Turner Monumental African Methodist Episcopal Church. There shall be a minimum of 10 dedicated and restricted off-street parking spaces marked by signage for parking for Turner A.M.E. Apartments.
14. The Owner will require and maintain the Facility to be access-controlled so that access to the residential units will be controlled by secured exterior doors that remained locked and require a key card, key fob, code or other access technology to enter the building. Access to the Facility will require that individuals (other than staff, management, service/maintenance contractors) provide and successfully scan a government-issued identification card as a condition of access.
15. The facility will be staffed with at least one employee at the facility during normal week-day business hours, holidays excepted.
16. The facility will maintain video camera monitors to monitor each access-point of the facility. Owner will make camera recordings available to the Atlanta Police Department upon request.