

00-0 -0876

(Do Not Write Above This Line)

AN ORDINANCE Z-00-37
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 130 HYACINTH AVENUE, N.W. FRONTING 48 FEET ON THE WEST SIDE OF HYACINTH AVENUE BEGINNING 103.5 FEET NORTH FROM THE NORTHWEST CORNER OF PANSY STREET. DEPTH: 118 FEET; AREA: 5,664 SQUARE FEET; LAND LOT 179, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHANG K. KWAK
APPLICANT: RUFUS P. HURST

NPU-J COUNCIL DISTRICT 3

ADVERTISED BY CITY COUNCIL AUG 07 2000

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 7/5/00

Referred To: ZRB+ Zoning

Committee Zoning
Date 6-27-00
Chair Devin Stangor & Bill Zoning

Committee	_____
Date	8/1-00
Chair	Devin Stangor
Actions	_____
Fav, Adv, Held (see rev. side)	_____
Other:	_____
Members	_____
Refer To	_____

Committee	_____
Date	_____
Chair	_____
Actions	_____
Fav, Adv, Held (see rev. side)	_____
Other:	_____
Members	_____
Refer To	_____

COUNCIL ACTION
 2nd
 1st & 2nd Readings
 3rd
 Consent
 V Vote
 RC Vote

CERTIFIED

CERTIFIED
AUG 7 2000
ATLANTA CITY COUNCIL PRESIDENT
Robert A. Parker

CERTIFIED
AUG 07 2000
Randolph Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

City Council
Atlanta, Georgia

00- 0 -0876

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-37
4-27-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **130 Hyacinth Avenue, N.W.** be changed from the **R-5 (Two-Family Residential)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **179** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

RCS# 2168
8/07/00
5:29 PM

Atlanta City Council

Regular Session

00-0-0876

Z-00-37; 130 Hyacinth Ave., NW to R-5
to C-1*
Adverse

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 1
ABSENT 1

Y McCarty
Y Starnes
Y Bond
Y Winslow

E Dorsey
Y Woolard
Y Morris
Y Muller

Y Moore
Y Martin
NV Maddox
NV Boazman

Y Thomas
B Emmons
Y Alexander
NV Pitts

00-0-0876



Lawyers Title Insurance Corporation

GEORGIA

DEED TO SECURE DEBT

STATE OF GEORGIA
Fulton County.

CANCELLED
BOOK 10773 PAGE 355

THIS INDENTURE, Made the 4th day of September, in the year one thousand nine hundred eighty-six, between CHANG KUN KWAK

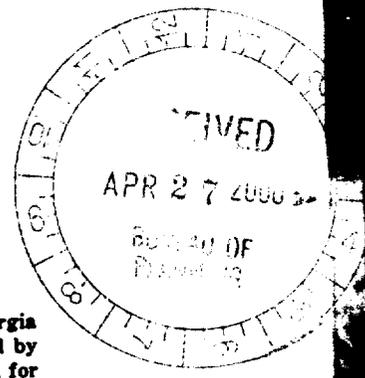
of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOHN C. McCANTS, JR.

as party of the second part, hereinafter called Grantee
WITNESSETH, That Grantor, for the consideration hereinafter set forth, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in Land Lot 179 of the 14th District of Fulton County, Georgia, being Lot 3 in Block B of Thompson Heights Subdivision according to plat by G. W. Crusselle, C.E., dated February 1932 and recorded in Plat Book 16, page 23, Fulton County Records, more particularly described as follows:

BEGINNING at a point on the west side of Hyacinth Avenue, 103.5 feet north on Pansy Street, thence north along the west side of Hyacinth Avenue, 48 feet; thence west 118 feet; thence south 48 feet; thence east 118 feet to Hyacinth Avenue and the point of beginning.

GEORGIA, Fulton County, Clerk's Office, Superior Court
Filed & Recorded, SEP 9 1986 at 11:05 Barbara J. Line CLERK



THIS CONVEYANCE is made under the provisions of the existing Code of the State of Georgia to secure a debt (and interest thereon and other indebtedness as described herein) evidenced by promissory note dated September 4, 1986 made by Grantor to order of Grantee, for the principal sum of TWENTY THOUSAND DOLLARS (\$ 20,000.00) Dollars

Z-00-37

~~RECORDED IN FULTON COUNTY CLERK'S OFFICE~~
XXX XXX

Repayable in monthly installments set forth in said note. Final payment due September 4, 1988.