

City Council
Atlanta, Georgia

00-0-1894

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-87
12-7-00

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 **454-470 Marietta Street, N.W.** be changed from the **I-1 (Light Industrial)** District, to the **C-3-C (Commercial Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in land Lots **79 and 82** 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 That all ordinances or parts of ordinance in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JAN 16, 2001

JAN 25, 2001

Conditions for Z-00-87

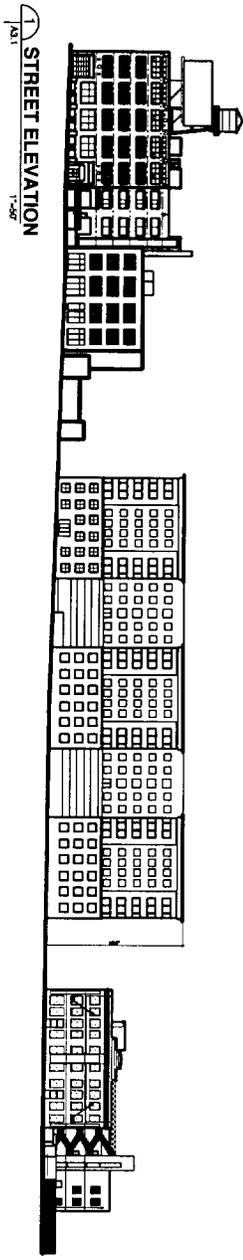
1. Site plan entitled "442-470 Marietta Street" prepared by David E. Green, Registered Architect, last revised December 13, 2000, and marked received by the Bureau of Planning December 15, 2000.

2. The development shall substantially comply with the following Sections of the 1982 City of Atlanta Zoning Ordinance:

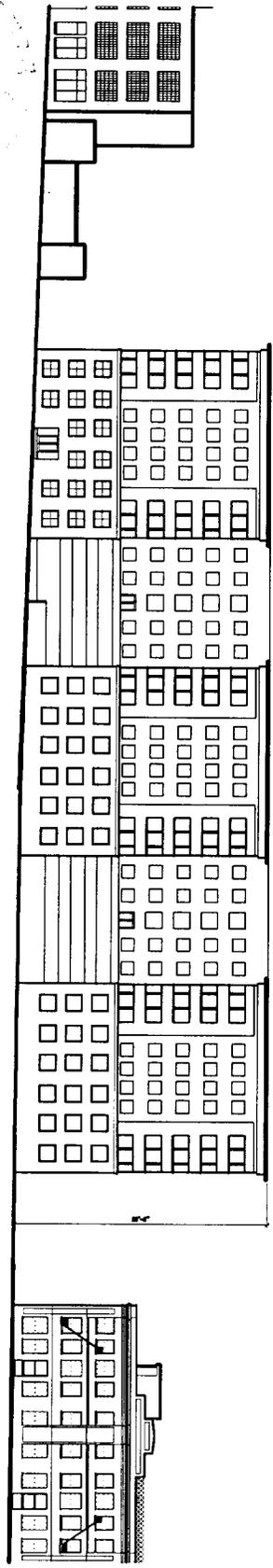
16-18M.010 (e and f)

16-18M.014 (a and b)

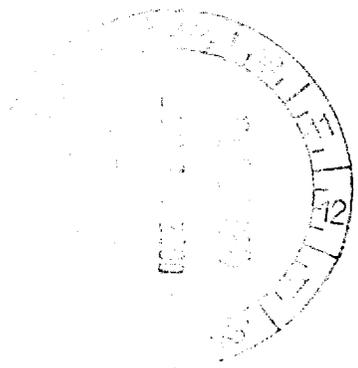
to ensure compatibility with the adjacent Centennial Olympic Park Special Public Interest District. Said compliance to be determined by the Bureau of Planning prior to the issuance of building permits for this development.



2 MASSING ELEVATION
1/8"



Z-00-87



BROCK GREEN ARCHITECTS & PLANNERS 604 ADAMS ST. N.W. ATLANTA, GA 30308 TEL: 404.525.1100 FAX: 404.525.1101 WWW.BROCKGREEN.COM		CONSULTANT:		PROJECT NO.: 2012		PROJECT NAME:	
442-470 MARIETTA ST. Atlanta, GA							
SHEET TITLE: REZONING SITE PLAN							
DATE: 07/17/09							
DESIGNER: EB							
CHECKED BY: EB							
SCALE:							
SHEET NO.: A-3.1							
OF							



LEGAL DESCRIPTION FOR 454, & 470 MARIETTA ST.

All that tract or parcel of land lying and being in Land Lots 79 and 82 of the 14th District of Fulton County, Georgia, and more particularly described as follows:

Beginning at the southwest corner of Marietta St. and John Street (John Street is now abandoned) thence running south 5 degrees 20 minutes 26 seconds east a distance of 179.7 feet; thence running south 89 degrees 8 minutes 35 seconds west a distance of 152.03 feet; thence running north 5 degrees 43 minutes 7 seconds west a distance of 160.4 feet; thence running south 89 degrees 18 minutes 33 seconds east a distance of 151.5 feet to the point of beginning.

Said tract or parcel being known as 454, & 470 Marietta St. using the present numbering system of the City of Atlanta.

01-10-0190-129 R040

Z-00-87



001005

**Description of Property
(#444, #450, #454 and #470 Marietta Street)**

All that tract or parcel of land lying and being in Land Lots 79 & 82 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

To reach the Point of Beginning: commence at the intersection formed by the northwesterly right-of-way of Jones Avenue (50' r/w) and the westerly right-of-way of Marietta Street (60' r/w) and proceed northerly along the westerly right-of-way of Marietta Street (60' r/w) the following courses and distances: (1) North 05°46'48"West a distance of 141.94 feet to a point; (2) North 05°29'22"West a distance of 134.11 feet to a nail placed and the Point of Beginning. From the Point of Beginning thus established depart said westerly right-of-way of Marietta Street and run South 89°10'35"West a distance of 151.10 feet to an iron pin found (1/2" re-bar) on the easterly right-of-way of Western & Atlantic Railroad (variable r/w); running thence northerly along the easterly right-of-way of Western & Atlantic Railroad the following courses and distances: (1) North 06°47'30"West a distance of 48.10 feet to an iron pin found (railroad spike); (2) North 05°18'45"West a distance of 330.14 to a point; thence departing said right-of-way line and following the centerline of John Street (now abandoned as per Deed Book 9681 Page 481) and run North 89°02'17"East a distance of 151.14 feet to a point on the westerly right-of-way of Marietta Street (60" r/w) running thence southerly along the westerly right-of-way of Marietta Street (60" r/w) the following courses and distances: (1) South 05°27'39"East a distance of 118.46 feet to an iron pin found (1/2" re-bar); (2) South 05°49'29"East a distance of 62.59 feet to a nail found; (3) South 05°20'26"East a distance of 150.07 feet to a point; (4) South 05°35'45"East a distance of 47.46 feet to the Point of Beginning; said property containing 1.31365 acres or 57,222 square feet.

less & except all that portion of
the above property zoned C-3
by 2-99-41.

VIRGIL
12-14-00
PROPERTY DESCRIPTION
IS READY
(MARIETTA STREET)

Mt.

00-0-1894

(Do Not Write Above This Line)

AN ORDINANCE Z-00-87
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-3-C (COMMERCIAL-RESIDENTIAL-CONDITIONAL) DISTRICT PROPERTY LOCATED AT 454-470 MARIETTA STREET, N.W., FRONTING APPROXIMATELY 190 FEET ON THE WEST SIDE OF MARIETTA STREET BEGINNING APPROXIMATELY 500 FEET NORTH FROM THE NORTHWEST CORNER OF JONES AVENUE. DEPTH: APPROXIMATELY 150 FEET; AREA: APPROXIMATELY 28,500 SQUARE FEET; LAND LOTS 79 AND 82, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: W.E. DALLAS
APPLICANT: DAVID E. GREEN
NPU-M COUNCIL DISTRICT 2

ADOPTED BY
JAN 16 2001

AS AMENDED COUNCIL

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

Date Referred 12/4/00
 Referred To ZKB & Zoning
 Date Referred
 Referred To
 Date Referred
 Referred To

Committee Zoning
 Date 11-28-00
 Chair Devin Starns
 Referred to Zoning, 2001, & ZRB

First Reading

Committee Zoning
 Date 1-9-01
 Chair Devin Starns
 Actions AMENDED
 Fav, Adv, Held (see rev. side)
 Others AMENDED
 Members [Signature]
 Refer To

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

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

CERTIFIED

CERTIFIED
 JAN 16 2001
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 JAN 16 2001
[Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JAN 24 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW