



City Council
Atlanta, Georgia

01-0-0470

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-13
2-14-01

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 **578 Boulevard Place, N.E.** be changed from the **R-5 (Two-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 47 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Thonda Dauphin Johnson
Municipal Clerk, CMC

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

JUL 02, 2001

JUL 11, 2001



CONDITIONS FOR Z-01-13

1. The property shall be developed in accordance with the submitted site plan that is untitled, which was prepared by William Stephenson Associates, P.C./Architecture and Planning on March 29, 2001, and which was stamped as "RECEIVED" by the Bureau of Planning on March 30, 2001.
2. A tree preservation and replacement plan shall be submitted to and be approved by the City Arborist.
3. Vegetative buffering that will grow to a height of at least six feet at maturity shall be planted and maintained around the proposed refuse dumpster area.
4. That the proposed pedestrian walkway and entry courtyard shall be maintained in a sightly manner.
5. Sufficient lighting and directional signage shall be provided and maintained in the parking area that would be located beneath Building Two.



SEP-26-19:0 16:20

FROM HSBC

TO 4046587491

P.002/002

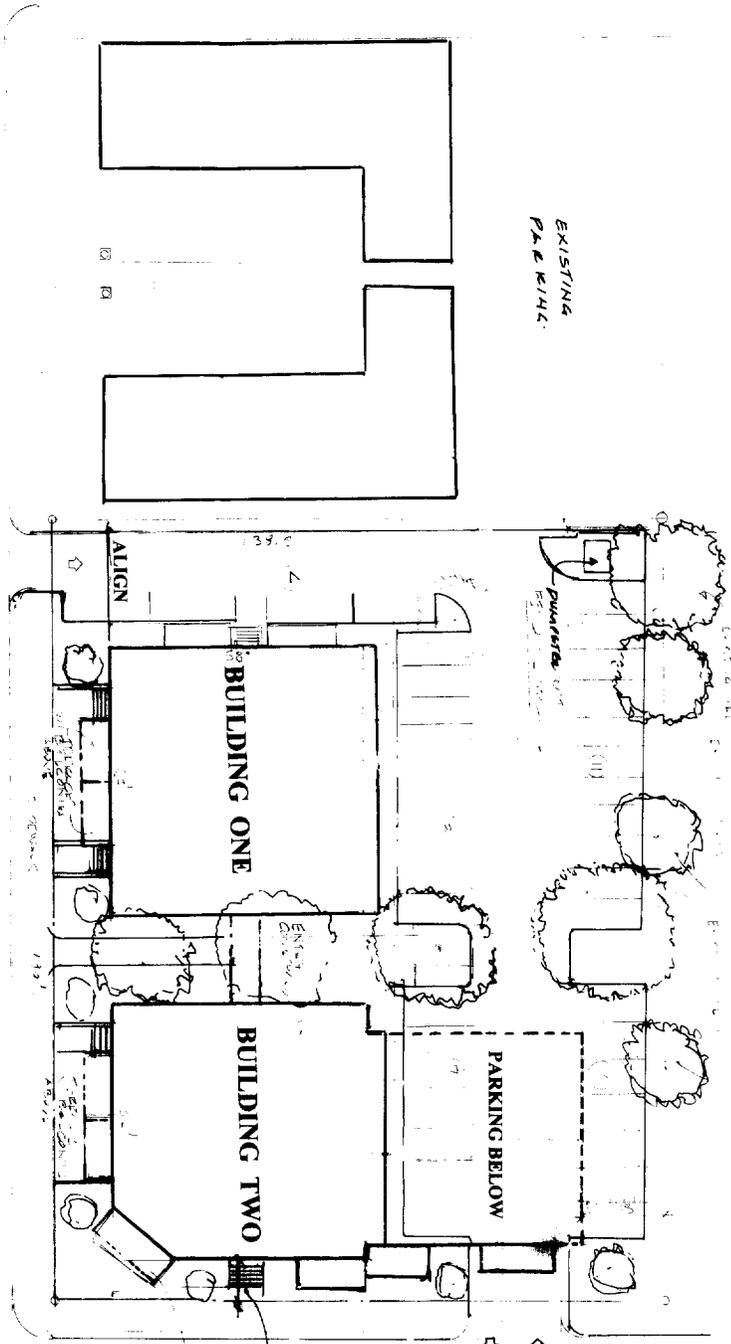
LEGAL DESCRIPTION
BOULEVARD PLACE & GLEN IRIS DRIVE

All that tract or parcel of land lying and being in Land Lot 47 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the west side of Glen Iris Drive and the north side of Boulevard Place and running thence west along the north side of Boulevard Place 190 feet to a point; running thence north 138.5 feet to a point; running thence east 190 feet to a point on the west side of Glen Iris Drive; running thence south along the west side of Glen Iris Drive 138.5 feet to the north side of Boulevard Place and the point of beginning. Containing 26,315 feet or 0.604 acres.

Z-01-13

SPANISH OAKS
578
BOULEVARD PLACE



GLEN IRIS

TEN FOOT SETBACK



William Stephenson Associates, P.C.
Architecture and Planning
PO 8984
Atlanta, Georgia 31106-0984
404/724-9922 fax 404/724-9926

578 Boulevard Place and Glen Iris
PD-H Site Plan
03/29/01 FAR 0.88 Z-01-13

Scale: 1"=16'-0"

Z-01-13

01-0-0470

(Do Not Write Above This Line)

AN ORDINANCE Z-00-13
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 578 BOULEVARD PLACE, N.E., FRONTING APPROXIMATELY 138 FEET ON THE WEST SIDE OF GLEN IRIS DRIVE BEGINNING AT THE NORTHWEST CORNER OF BOULEVARD PLACE DEPTH: APPROXIMATELY 190 FEET; AREA: APPROXIMATELY .605 ACRE; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: SBF INVESTORS LLC
APPLICANT: PRESTON SNYDER
NPU-M COUNCIL DISTRICT 2

ADOPTED BY
JUL 0 2 2001
COUNCIL

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

Date Referred 3/19/01
Referred To: ZRB + Zoning

Committee ZONING
Date 5-15-01
Chair Deborah Stans

Committee ZONING
Date 5-15-01
Chair
Actions:
Fav, Adv, Held (see rev. side)
Others
Members

Committee ZONING
Date 5-15-01
Chair
Actions:
Fav, Adv, Held (see rev. side)
Others
Members

Committee ZONING
Date 6-29-01
Chair
Actions:
Fav, Adv, Held (see rev. side)
Others
Members

Committee ZONING
Date 6-29-01
Chair
Actions:
Fav, Adv, Held (see rev. side)
Others
Members

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

CERTIFIED
JUL 2 2001
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
JUL 0 2 2001
[Signature]
DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
JUL 1 1 2001
WITHOUT SIGNATURE
BY OPERATION OF LAW