



City Council
Atlanta, Georgia

01-0-0627

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-17
Dated filed: 3-13-01

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 **622 Boulevard, NE**, be changed from the **R-G-4 (Residential General – Sector 4)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **48** 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 16-20.003 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 That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Phonda 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

JUL 02, 2001
JUL 11, 2001



Conditions for Z-01-17

1. Site plan entitled "Site Plan: 618 Boulevard, N.E. Atlanta, Georgia, (Site No. 11-6471), prepared by McCluggage Van Sickle and Perry Architects, dated December 05, 2000 last revised June 20, 2001 and marked "RECEIVED" by the Bureau of Planning June 26, 2001.

2. The site plan shall be approved by the City Arborist.

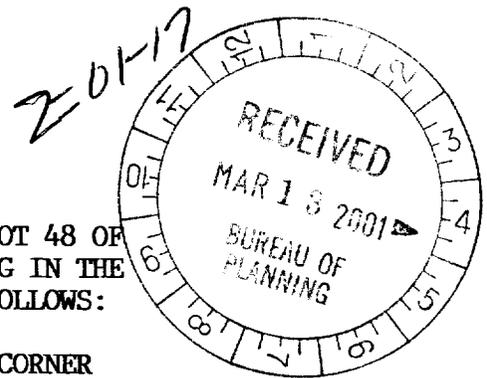
3. The proposed detention area shall be approved by the Department of Public Works.

4. The proposed Floor Area Ratio (FAR) shall be added to the site plan prior to any application for a building permit under authorization of this rezoning.

OMC – Amendment Incorporated by tcp 7/11/01

LEGAL DESCRIPTION FOR RG-4 TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, SAID TRACT BEING IN THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCE AT A HOLE IN THE BRICK SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE NORTH RIGHT OF WAY OF NORTH AVENUE (80' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY OF BOULEVARD (70' RIGHT OF WAY) AND RUNNING THENCE N 86d-05'-45"W, A DISTANCE OF 251.05' TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF NORTH AVENUE WITH THE EAST RIGHT OF WAY OF PARKWAY DRIVE (60' RIGHT OF WAY); THENCE RUNNING ALONG THE RIGHT OF WAY OF PARKWAY DRIVE N 03d-34'-41" E, A DISTANCE OF 16.70' TO A POINT, THENCE LEAVING THE RIGHT OF WAY OF PARKWAY DRIVE S 85d-56'-53" E, A DISTANCE OF 134.46' TO AN IRON PIN; THENCE RUNNING N 05d-59'-02" E, A DISTANCE OF 52.00' TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING N 05d-59'-02" E, A DISTANCE OF 58.00' TO AN IRON PIN, THENCE RUNNING S 85d-45'-02" E, A DISTANCE OF 129.70' TO AN IRON PIN AT THE WEST RIGHT OF WAY OF BOULEVARD; THENCE ALONG THE RIGHT OF WAY S 13d-46' 51" W, A DISTANCE OF 47.00' TO A POINT; THENCE CONTINUING ALONG THE RIGHT OF WAY S 10d-31'-12" W, A DISTANCE OF 10.95' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 86d-05'-45" W, A DISTANCE OF 122.48' TO A POINT AND BEING THE POINT OF BEGINNING.

THE ABOVE SAID TRACT CONTAINING 7,246.63 SQUARE FEET OR 0.166 ACRES.

LARGE ATTACHMENT:

DOCUMENT(S),

MANUAL(S)

OR

MAP(S)

NOT COPIED,

PULL ORIGINAL

FOR COPY OR TO VIEW

01-0-0627

(Do Not Write Above This Line)

Z-01-17

An Ordinance
by: Zoning Committee

An Ordinance to Rezone from the RG-4 (Residential General-Sector 4) District to the C-1-C (Community Business-Conditional) District, Property located at 622 Boulevard NE fronting 57.95 feet on the west side of Boulevard beginning 68.75 feet northerly from the northwest corner of North Ave. Depth: 129.70 feet Area: 7246.63 sq. feet Land Lot 48, 14th District, Fulton County, Georgia Owner: Herbert G. Sheinberg et al Applicant: Bob Cofer

NPU-M Council District 6

ADOPTED BY
JUL 0 2 2001

COUNCIL

Substitute As Amended

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

Date Referred 5/7/01

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

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

Committee
Date
Chair

Committee

Date

Chair

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 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
JUL 2 2001
ATLANTA CITY COUNCIL PRESIDENT
Robert A. Parker

CERTIFIED
JUL 0 2 2001

Frank
DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 1 1 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW