



City Council
Atlanta, Georgia

01-0-0720

AN ORDINANCE
BY: COUNCILMEMBER MICHAEL BOND

Z-01-30
5-7-01

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **580 Magnolia Street, N. W.** be changed from the R-5 (Two-Family Residential) District to the R-LC (Residential-Limited Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **83** 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 suffice "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 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 That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Phonda 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

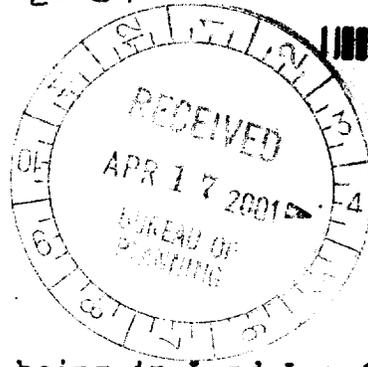


J

Deed Book 28862 Pg
Juanita Hick
Clerk of Superior C
Fulton County, Geo

2-01-30

Exhibit "A"



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 83 of the 14th District, Fulton County, Georgia, being known as 580 Magnolia Street, and being more particularly described as follows: Beginning at the point formed by the intersection of the westerly right-of-way of Walnut Street (having an apparent 30 foot right-of-way) and the southerly right-of-way of Magnolia Street (having an apparent 32 foot right-of-way); thence south 00 degrees 00 minutes 00 seconds West a distance of 90.00 feet to a point; thence South 89 degrees 59 minutes 06 seconds West a distance of 39.00 feet to a point; thence North 00 degrees 00 minutes 01 seconds North a distance of 90.00 to a point; thence North 89 degrees 59 minutes 06 seconds East a distance of 39.00 feet to the point of beginning, all as more particularly shown on plat of survey for National Tax Funding, L.P. by Advance Survey, Inc. dated November 7, 1997.

upon which this map or plat is based has a closure precision of one foot in 10,000 feet and an angular error of 02" per station point, and was adjusted using CAPASS rule. This map or plat has been calculated for closure and is found to be accurate within 1/10,000 feet. Legend: R.B.F. = Rebar Found, R.B.P. = Rebar Placed, M.H. = Manhole, C.B. = Catch Basin, H.W. = Head Wall, D.I. = Drop Inlet, J.B. = Junction Box, R/W = Right of Way, BL = Building Line, D.E. = Drainage Easement, S.S.E. = Sanitary Sewer Easement.

APPROX. LOC 6" WATER MAIN

MAGNOLIA STREET

22.0' APPROX LOC. 2" PLASTIC GAS LINE

6.0' 1/2" R.B.F. N 89°-59'-06" E

2-STORY
CONC. BLOCK
BUILDING

580

3,509 SQ. FT.

WALNUT STREET

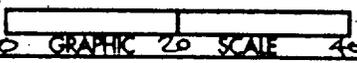
Topographic Survey for TYLER PLACE CDC
And Of property at 580 Magnolia Street
Lot Land Lot 33, 14th District, Fulton County, Georgia

Date 11/8/00 Scale 1" = 20'

THIS PROPERTY (IS) (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS"

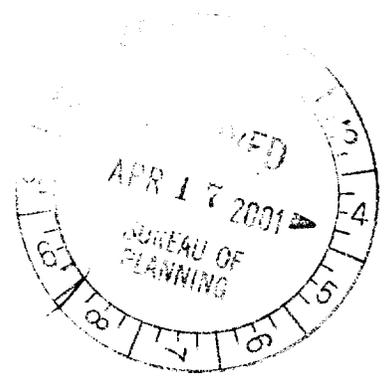
BY ESTON PENDLEY & ASSOC., INC.
REGISTERED LAND SURVEYORS

1777 Washington Road, Suite 100 • East Point Ga. 30344
Phone: (404) 768-7520 Fax: (404) 768-8402



Eston Pendley
Member SAMSOG

Equipment Used: Transit and 100' Tape



2-01-30



MAGNETIC

RCS# 2982
7/02/01
4:52 PM

Atlanta City Council

Regular Session

MULTIPLE

01-O-0631;01-O-0611;01-O-0770;01-O-0720
01-O-0632;01-O-0768

ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 1

NV McCarty	NV Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	B Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE

01-O-0720

(Do Not Write Above This Line)

AN ORDINANCE Z-01-30
BY: COUNCILMEMBER MICHAEL BOND

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE R-LC (RESIDENTIAL-LIMITED COMMERCIAL) DISTRICT, PROPERTY THAT IS LOCATED AT 580 MAGNOLIA STREET, N. W., FRONTING 39 FEET ON THE SOUTH SIDE OF MAGNOLIA STREET, BEGINNING AT THE SOUTHWEST CORNER OF WALNUT STREET.

DEPTH: 90 FEET.

AREA: 3,510 SQUARE FEET.
LAND LOT 83, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: TYLER PLACE COMMUNITY DEVELOPMENT CORPORATION.
APPLICANT: SAME.

NPU 'L' COUNCIL DISTRICT 3

ADOPTED BY
JUL 02 2001

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER *of per paper*

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

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

[Signature]
JUL 2 2001
ATLANTA CITY COURSE PRESIDENT
[Signature]

CERTIFIED

JUL 02 2001

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 11 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW