

AUTHORIZING THE MAYOR OR HIS DESIGNEE TO AMEND THE ZONING ORDINANCE AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY LOCATED AT 1316 BOULEVARD, S.E. BE CHANGED FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT, TO THE C-1 (COMMUNITY BUSINESS) DISTRICT; AND FOR OTHER PURPOSES.

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

**SECTION 1:** That the Zoning Ordinance of the City Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 1316 Boulevard, S.E. be changed from the R-4 (Single 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 24 of the 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description.

**SECTION 2:** If this amendment is approved under the provision 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 regulations 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 to the terms of this ordinance.

**SECTION 4:** That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

# WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the 20th day of September, in the year one thousand nine hundred Ninety-Four, between G.L. LEDBETTER and OLA LEDBETTER

of the County of Clayton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

YOHANES LAKENE TESEMA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND \*\*\*\*\*TEN DOLLARS ( \$10.00\*\*\*\*) DOLLARS 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 Land Lot 24 of the 14th District of Fulton County, Georgia in the City of Atlanta, being more particularly described as follows:

BEGINNING AT A POINT on the East right of way line of Boulevard, S.E. 498.8 feet South of the intersection of the East right of way line of Boulevard, S.E. with the South right of way line of Benteen Way; running thence East a distance of 200 feet to a point; running thence 150 feet parallel to Boulevard, S.E. to a point; running thence Westerly along the Southerly line of property heretofore conveyed by G.L. Ledbetter to the Salvation Army a distance of 200 feet to a point on the east right of way line of Boulevard, S.E., running thence South along the East line of Boulevard, S.E. a distance of 150 feet to the POINT OF BEGINNING.

Ful in County Georgia  
Real Estate Transfer Tax  
Paid \$ 300.00  
Date 10-24-94  
JUANITA HIGGS  
Clerk, Superior Court  
By: [Signature]

GEORGIA, FULTON COUNTY  
FILED AND RECORDED  
94 OCT - 4 PM 2:34  
JUANITA HIGGS  
CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

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Signed, sealed and delivered in presence of:

[Signature] (Seal)  
WITNESS [Signature] (Seal)  
NOTARY PUBLIC [Signature] (Seal)  
N.P. SEAL G.L. LEDBETTER (Seal)  
OLA LEDBETTER (Seal)

01-0-1657

(Do Not Write Above This Line)

AN ORDINANCE BY Z-01-01  
COUNCILMEMBER MICHAEL J. BOND

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FILED BY  
CD CITY COUNCIL  
DEC 03 2001

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

Date Referred 10/01/01

Referred To: ZRB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred to \_\_\_\_\_

Committee <i>Zoning</i>	Committee _____
Date _____	Date _____
Chair _____	Chair _____
Action: Fav, Adv, Hold (see rev. side) <i>Other</i>	Action: Fav, Adv, Hold (see rev. side) Other: _____
Members _____	Members _____
Refer To _____	Refer To _____

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

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

CERTIFIED

CERTIFIED  
DEC 03 2001  
ATLANTA CITY COUNCIL PRESIDENT  
*Richard A. Powell*

CERTIFIED  
DEC 03 2001  
*Frank Douglas Johnson*  
MUNICIPAL CLERK

MAYOR'S ACTION

(39)