



City Council
Atlanta, Georgia

02- 0 -0474

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-10
2-8-02

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 **2259 Cottage Grove Avenue, S.E.** be changed from the **R-4 (Single-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 **205** of the **15th** District, **DeKalb** 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, "Planned Development District," and Chapter 19A through Chapter 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.

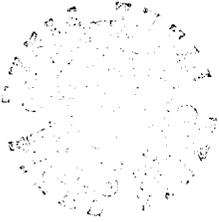
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, OMC

ADOPTED by the Council
APPROVED by the Mayor

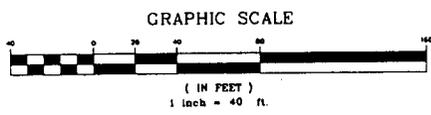
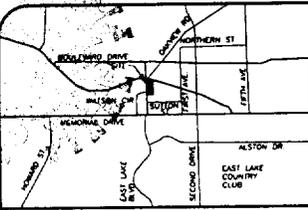
MAY 20, 2002
MAY 28, 2002



Conditions for Z-02-10

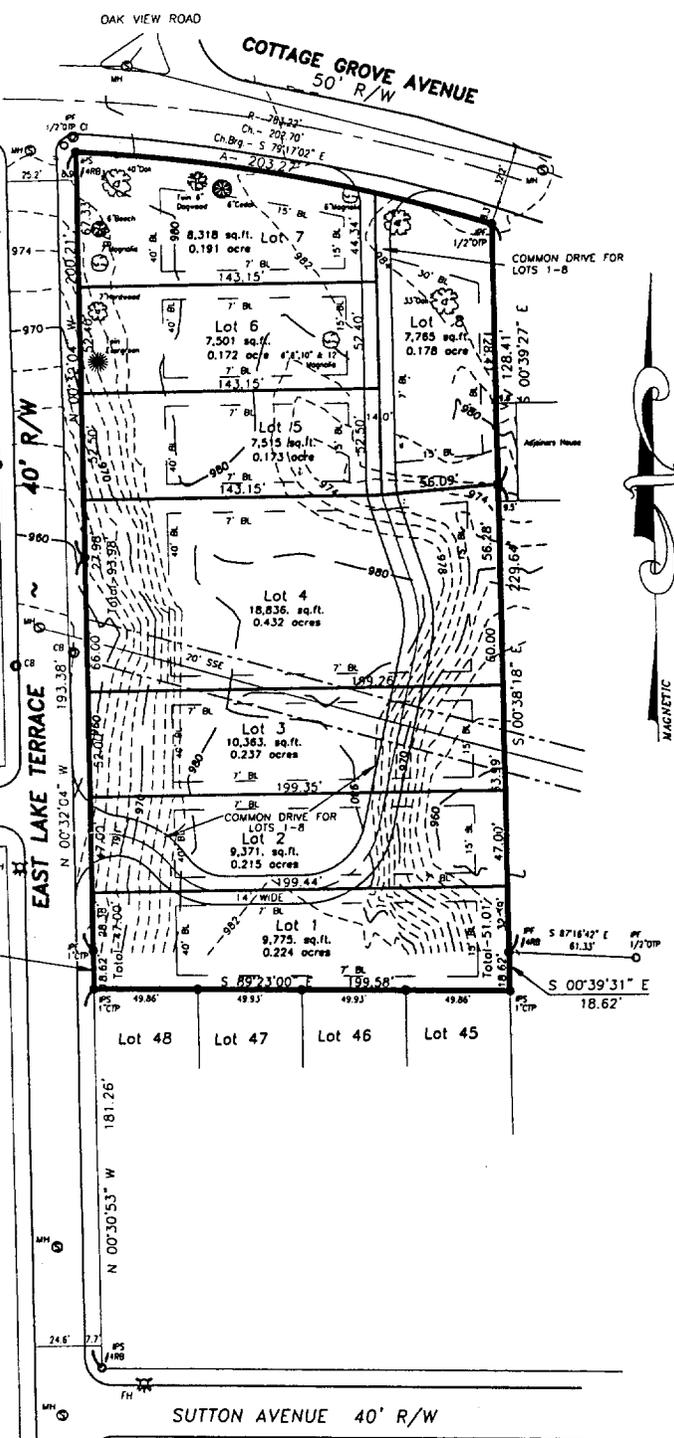
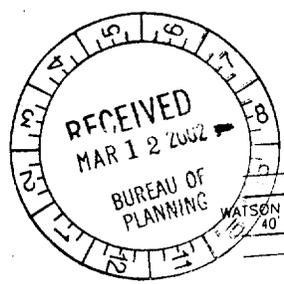
1. Site Plan entitled "Cottage Grove Subdivision", prepared by Land Surveyors Incorporated dated December 12, 2001 and stamped as being received by the Bureau of Planning on March 12, 2002.
2. Effective drainage and soil erosion prevention measures shall be utilized, to be determined by the Department of Public Works.
3. A six-foot-high-chain-link fence shall be installed and maintained along the top of the eastern embankment.
4. The new private street and the sidewalk along East Lake Terrace shall be regularly and properly maintained.
5. The two large oak trees in the northern portion of the property shall be maintained.
6. Some form of landscaping besides grass shall be planted and maintained along the side of the eastern embankment.
7. A satisfactory tree planting plan shall be submitted to the City Arborist.

2-02-10



EXISTING ZONING - R4
 PROPOSED ZONING - PDH
 SETBACKS AS SHOWN:
 FRONT - 40 FEET
 REAR - 15 FEET
 SIDE - 7 FEET
 MAJOR SIDE - 15 FEET
 NOTE:
 COMMON DRIVE TO BE SHARED
 BY LOTS 1-8

- LEGEND:**
- POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - 1/4RB - 1/4" REBAR
 - OT - OPEN TOP
 - PMS - "PMS" NAIL SET IN PAVING
 - L - ARC
 - R - RADIUS
 - CH - CHORD
 - R/W - RIGHT-OF-WAY
 - BL - BUILDING LINE
 - HM - HEADWALL
 - CB - CATCH BASIN
 - SWCB - SINGLE WING CATCH BASIN
 - DWCB - DOUBLE WING CATCH BASIN
 - JB - JUNCTION BOX
 - DI - DRAIN INLET
 - Y - YARD INLET
 - DE - DRAINAGE EASEMENT
 - SSE - SANITARY SEWER EASEMENT
 - C/O - SANITARY SEWER CLEAN OUT
 - LLL - LAND LOT LINE
 - RCM - REINFORCED CONCRETE PIPE
 - CMP - CORRUGATED METAL PIPE
 - PVC - POLY VINYL CHLORIDE
 - N/F - NOW OR FORMERLY
 - SSMH - SANITARY SEWER MANHOLE
 - EOP - EDGE OF PAVEMENT
 - BOC - BACK OF CURB
 - EX - EXISTING
 - BOI - BOLLARD
 - FH - FIRE HYDRANT
 - PP - POWER POLE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CM - GAS METER
 - CV - GAS VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - CAN.TEX - CANALITY
 - CLF - CHAIN LINK FENCE



T.L.A. OFFICIAL FLOOD HAZARD MAP
 COMMUNITY NUMBER 130424, ZONE X,
 PANEL 219, DATE 07-15-89
 SHOWS THIS PROPERTY NOT TO BE IN A
 BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.
 NO N.C.S. MONUMENTS FOUND WITHIN
 500' OF THIS PROJECT.
 DIMENSIONS FROM HOUSE TO PROPERTY
 LINE ARE APPROXIMATE.

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 10,787 FEET AND AN ANGULAR ERROR
 OF .07" PER ANGLE POINT. IT WAS ADJUSTED
 BY USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR
 CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT IN 226,528 FEET.

EQUIPMENT UTILIZED:
 ANGULAR - TOPCON 303
 LINEAR - E.D.M.

Total :
 79,447 sq.ft.
 1.82 acres

OWNER / DEVELOPER:
BROCK CONSTRUCTION
 1936-A NORTH DRUID HILLS ROAD
 ATLANTA, GEORGIA 30319
 (404) 320-7238
 FAX: (404) 320-3211

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
 THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

2006/AG-0284-BPOK-LAST-LAKE/01-6753-Cottage-Grove-Subdivision-Plat-2nd
 7/16/2006/11/16/06

NO. SHEET	OF	
1	1	
DATE	11-16-07	
BY	11-16-07	
FOR	11-16-07	
REVISIONS		
NO.	DATE	DESCRIPTION
1	11-16-07	ACCESS DMS
2	11-16-07	REVISION LOTS 1-4
3	11-16-07	REVISION LOTS 1-4
4	11-16-07	REVISION LOTS 1-4
5	11-16-07	REVISION LOTS 1-4
6	11-16-07	REVISION LOTS 1-4
7	11-16-07	REVISION LOTS 1-4
8	11-16-07	REVISION LOTS 1-4
9	11-16-07	REVISION LOTS 1-4
10	11-16-07	REVISION LOTS 1-4
11	11-16-07	REVISION LOTS 1-4
12	11-16-07	REVISION LOTS 1-4
13	11-16-07	REVISION LOTS 1-4
14	11-16-07	REVISION LOTS 1-4
15	11-16-07	REVISION LOTS 1-4
16	11-16-07	REVISION LOTS 1-4
17	11-16-07	REVISION LOTS 1-4
18	11-16-07	REVISION LOTS 1-4
19	11-16-07	REVISION LOTS 1-4
20	11-16-07	REVISION LOTS 1-4
21	11-16-07	REVISION LOTS 1-4
22	11-16-07	REVISION LOTS 1-4
23	11-16-07	REVISION LOTS 1-4
24	11-16-07	REVISION LOTS 1-4
25	11-16-07	REVISION LOTS 1-4
26	11-16-07	REVISION LOTS 1-4
27	11-16-07	REVISION LOTS 1-4
28	11-16-07	REVISION LOTS 1-4
29	11-16-07	REVISION LOTS 1-4
30	11-16-07	REVISION LOTS 1-4
31	11-16-07	REVISION LOTS 1-4
32	11-16-07	REVISION LOTS 1-4
33	11-16-07	REVISION LOTS 1-4
34	11-16-07	REVISION LOTS 1-4
35	11-16-07	REVISION LOTS 1-4
36	11-16-07	REVISION LOTS 1-4
37	11-16-07	REVISION LOTS 1-4
38	11-16-07	REVISION LOTS 1-4
39	11-16-07	REVISION LOTS 1-4
40	11-16-07	REVISION LOTS 1-4
41	11-16-07	REVISION LOTS 1-4
42	11-16-07	REVISION LOTS 1-4
43	11-16-07	REVISION LOTS 1-4
44	11-16-07	REVISION LOTS 1-4
45	11-16-07	REVISION LOTS 1-4
46	11-16-07	REVISION LOTS 1-4
47	11-16-07	REVISION LOTS 1-4
48	11-16-07	REVISION LOTS 1-4
49	11-16-07	REVISION LOTS 1-4
50	11-16-07	REVISION LOTS 1-4
51	11-16-07	REVISION LOTS 1-4
52	11-16-07	REVISION LOTS 1-4
53	11-16-07	REVISION LOTS 1-4
54	11-16-07	REVISION LOTS 1-4
55	11-16-07	REVISION LOTS 1-4
56	11-16-07	REVISION LOTS 1-4
57	11-16-07	REVISION LOTS 1-4
58	11-16-07	REVISION LOTS 1-4
59	11-16-07	REVISION LOTS 1-4
60	11-16-07	REVISION LOTS 1-4
61	11-16-07	REVISION LOTS 1-4
62	11-16-07	REVISION LOTS 1-4
63	11-16-07	REVISION LOTS 1-4
64	11-16-07	REVISION LOTS 1-4
65	11-16-07	REVISION LOTS 1-4
66	11-16-07	REVISION LOTS 1-4
67	11-16-07	REVISION LOTS 1-4
68	11-16-07	REVISION LOTS 1-4
69	11-16-07	REVISION LOTS 1-4
70	11-16-07	REVISION LOTS 1-4
71	11-16-07	REVISION LOTS 1-4
72	11-16-07	REVISION LOTS 1-4
73	11-16-07	REVISION LOTS 1-4
74	11-16-07	REVISION LOTS 1-4
75	11-16-07	REVISION LOTS 1-4
76	11-16-07	REVISION LOTS 1-4
77	11-16-07	REVISION LOTS 1-4
78	11-16-07	REVISION LOTS 1-4
79	11-16-07	REVISION LOTS 1-4
80	11-16-07	REVISION LOTS 1-4
81	11-16-07	REVISION LOTS 1-4
82	11-16-07	REVISION LOTS 1-4
83	11-16-07	REVISION LOTS 1-4
84	11-16-07	REVISION LOTS 1-4
85	11-16-07	REVISION LOTS 1-4
86	11-16-07	REVISION LOTS 1-4
87	11-16-07	REVISION LOTS 1-4
88	11-16-07	REVISION LOTS 1-4
89	11-16-07	REVISION LOTS 1-4
90	11-16-07	REVISION LOTS 1-4
91	11-16-07	REVISION LOTS 1-4
92	11-16-07	REVISION LOTS 1-4
93	11-16-07	REVISION LOTS 1-4
94	11-16-07	REVISION LOTS 1-4
95	11-16-07	REVISION LOTS 1-4
96	11-16-07	REVISION LOTS 1-4
97	11-16-07	REVISION LOTS 1-4
98	11-16-07	REVISION LOTS 1-4
99	11-16-07	REVISION LOTS 1-4
100	11-16-07	REVISION LOTS 1-4

PRELIMINARY & REZONING PLAT FOR:
COTTAGE GROVE SUBDIVISION
 LAND LOT 205 ~ 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 CITY OF ATLANTA

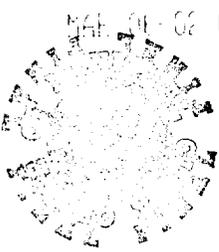


EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 205 of the 15th District of DeKalb County, Georgia, Cottage Grove Subdivision, as per plat recorded in Plat Book ____, Pages ____, DeKalb County, Georgia records, and being more particularly described as follows:

BEGINNING at an iron pin set at a point found upon the intersection of the easterly right-of-way of East Lake Terrace with the southerly right-of-way of Cottage Grove Avenue; running thence along the curvature of the southerly right-of-way of Cottage Grove Avenue a distance of 203.27 feet to an iron pin found; thence South 00 degrees 39 minutes 27 seconds East a distance of 128.41 feet to a point; continuing thence South 00 degrees 38 minutes 18 seconds East a distance of 229.64 feet to an iron pin found; thence South 00 degrees 39 minutes 31 seconds East a distance of 18.62 feet to an iron pin set; thence North 89 degrees 23 minutes 00 seconds West a distance of 199.58 feet to an iron pin set; thence North 00 degrees 30 minutes 53 seconds West a distance of 18.62 feet to a point; thence North 00 degrees 32 minutes 04 seconds West a distance of 193.38 feet to a point; thence North 00 degrees 32 minutes 04 seconds West a distance of 200.21 feet to an iron pin set and the POINT OF BEGINNING; said tract containing 1.82 acres and being depicted on that certain survey prepared by Cathy Bishop Costarides, R.L.S. No. 2588, and Anastasios Costarides, R.L.S. No. 2448, of Land Surveyors Incorporated, Georgia Registered Land Surveyors, dated 12-12-01.

2-02-10

RCS# 3739
5/20/02
2:50 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0474/Z-02-10; 2259 Cottage Grove
02-O-0479/U-02-07; 3199 Fairburn Rd., SW
ADOPT

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	B Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-C-0474
 (Do Not Write Above This Line)

AN ORDINANCE Z-02-10
 BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 2259 COTTAGE GROVE AVENUE, S.E., FRONTING 203.27 FEET ON THE SOUTHERLY SIDE OF COTTAGE GROVE AVENUE BEGINNING AT THE SOUTHEAST CORNER OF EAST LAKE TERRACE. DEPTH: 412.21 FEET; AREA: 1.82 ACRES; LAND LOT 205, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.
 OWNER: BROCK BUILT, LLC
 APPLICANT: SAME
 NPU-0 COUNCIL DISTRICT 5

APPROVED BY: [Signature]
 DATE: MAY 2 2002

**ADOPTED BY
 MAY 2 0 2002
 COUNCIL**

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

Date Referred 3/18/02

Referred To: ZRB + Zoning

Committee Zoning
 Date May 15 2002
 Chair Debra M. Starnes

Committee Zoning
 Date May 15 2002
 Chair Debra M. Starnes
 Actions:
 Fav, Adv, Held (see rev. side)
 Other:
 Members:
Stephanie G. Gentry
Cynthia Smith
Angie Brownwood
Heidi Smith

Refer To

First Reading Reading
 Date March 19 2002
 Chair Debra M. Starnes

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

CERTIFIED
 MAY 2 0 2002
 ATLANTA CITY COUNCIL PRESIDENT
Debra M. Starnes

CERTIFIED
 MAY 2 0 2002
 ATLANTA CITY CLERK
[Signature]

MAYOR'S ACTION
 MAY 2 8 2002
[Signature]
 MAYOR