

City Council
Atlanta, Georgia

02-0-0870

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-32
DATE FILED: 8-08-02

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 **2230 Cascade Road, S.W.** be changed from the **R-4 (Single-Family Residential)** District, to the **R-LC-C (Residential-Limited Commercial-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **184** 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 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.

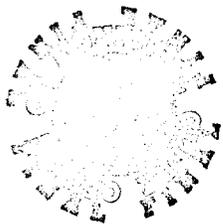
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

OCT 07, 2002
OCT 15, 2002



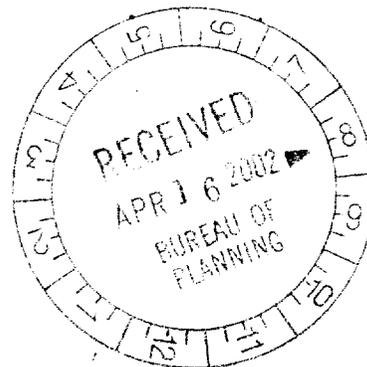
Conditions for Z-02-32

1. Site plan entitled "Site Plan for 2230 Cascade Road" prepared by W.L.B. Associates, Inc., Land Surveying and Site Development, dated April 1, 2002, last revised May 31, 2002 and marked received by the Bureau of Planning June 3, 2002.

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 184 of the 14th District of Fulton County, Georgia, being Lot 9, Block 4, Cascade Heights Subdivision and more particularly described as follows:

BEGINNING at an iron pin found on the south side of Cascade Road 400 feet west as measured along the south side of Cascade Road from the intersection of the west side of Delowe Drive with the south side of Cascade Road; running thence west 50 feet along the south side of Cascade Road to an iron pin at the northeast corner of Lot 10 in said block and subdivision; running thence south at an interior angle of $89^{\circ}57'$ from the preceding call a distance of 200 feet to an iron pin at the southeast corner of Lot 10; running thence east 50 feet to an iron pin at the southwest corner of Lot 8 in said block and subdivision; running thence north 200 feet to an iron pin at the northwest corner of said Lot 8 and the point of beginning, being improved property with a one-story frame house thereon known as No. 2230 Cascade Road, according to the present system of numbering houses in the City of Atlanta, Georgia. This conveyance is given subject to all easements and covenants of record.



Z-02-32

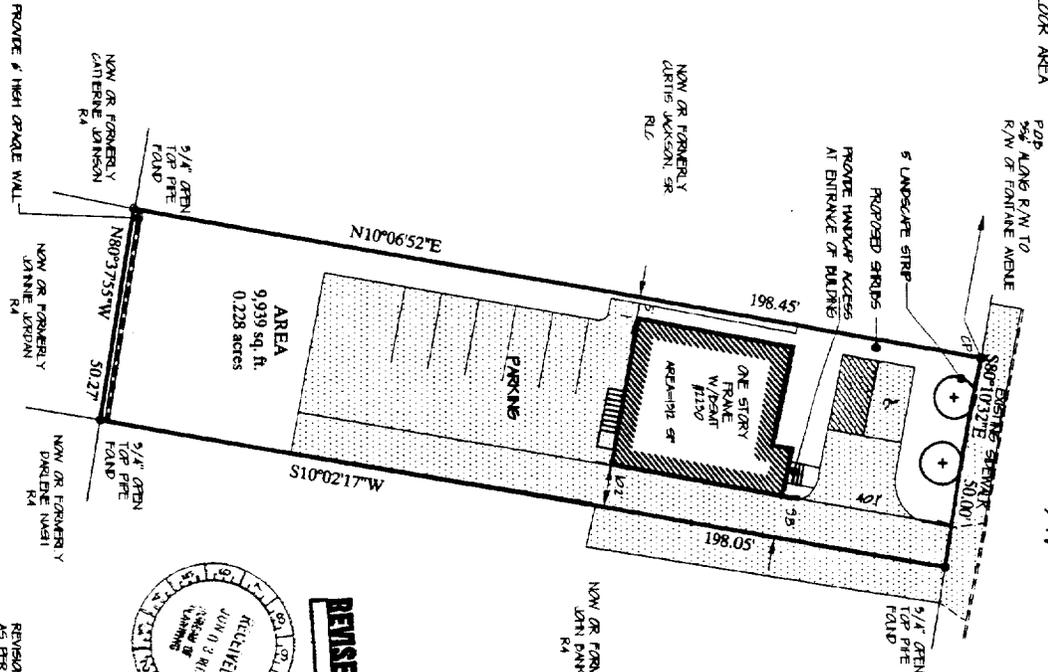


LEGEND

- RIGHT OF WAY
- LAND LOT LINE
- - - - - FENCE
- ▬ RAILROAD
- CENTERLINE
- 2"6" GAS LINE
- 4"6" WATER LINE
- 4"6" UNDER GROUND POWER LINE
- 8"6" AERIAL POWER LINE
- 12"6" AERIAL POWER LINE
- 12"6" UNDER GROUND SOUTHERN BELL
- 12"6" AERIAL SOUTHERN BELL
- POWER POLE
- ◇ LIGHT POLE
- 6"4" WIRE
- 6"4" WATER VALVE
- 6"4" WATER METER
- 6"4" GAS VALVE
- 6"4" GAS METER
- 6"4" FIRE HYDRANT
- 6"4" CRIMP TOP PIPE
- 6"4" OPEN TOP PIPE
- 6"4" REINFORCING BAR

- ⊕ BORHOLE
- ⊕ TEMPORARY BENCHMARK
- ⊕ CURB INLET
- ⊕ TIEWALL
- ⊕ SINGLE WINGS CATCH BASIN
- ⊕ DOUBLE WINGS CATCH BASIN
- ⊕ IRON FIN FOND
- ⊕ COMBINED POINT
- ⊕ SPOT ELEVATION
- ⊕ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GEORGIA POWER MANHOLE
- ⊕ RIGHT OF WAY MONUMENT
- ⊕ CORRUGATED METAL PIPE
- ⊕ REINFORCED CONCRETE PIPE
- ⊕ DUCTILE IRON PIPE
- ⊕ POLYVINYL CHLORIDE

EXISTING ZONING - R4
 PROPOSED ZONING - RLC
 SETBACKS:
 FRONT 30'
 SIDE 7' OR 10' ADVISING RESIDENTIAL
 REAR 10'
 PARKING REQUIRED:
 1 SPACE FOR EACH 100 SF OF FLOOR AREA
 190/100 = 1 SPACES REQUIRED
 SPACES PROVIDED 7
 PROPOSED USE:
 BARBER SHOP / BEAUTY SHOP
 OFFICE USE



CASCADE ROAD
 50' R/W

REVISED
 2-03-32
 RECEIVED
 JUN 9 8 1994
 PLANNING DEPARTMENT
 CITY OF ATLANTA

REVISION MAY 24 2004
 AS PER LETTER DATED
 5/11/04 FROM PLANNING
 AND PERMITS DEPARTMENT OF
 PLANNING (LENA YOUNG)
 DATE: APRIL 1 2003
 SCALE: 1" = 20'
 LAND LOT(S): B4
 DISTRICT: H1H
 SECTION: N/A
 COUNTY: FULTON (CITY OF ATLANTA)
 SURVEYED BY: JB
 DRAWN BY: ND



SITE PLAN FOR 2230 CASCADE ROAD

W.L.B. ASSOCIATES, INC
 LAND SURVEYING • SITE DEVELOPMENT
 1500 MARIETTA ROAD
 ATLANTA, GA 30318
 Tel (404)799-1790 Fax (404)622-8534

RCS# 4077
10/07/02
4:29 PM

Atlanta City Council

Regular Session

02-O-0870 Z-02-32; Rezone 2230 Cascade Rd., from
R-4 to R-LC (Residential-Limited Commer)
ADOPT ON SUB

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	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

02-O-0870

02-0-0870

(Do Not Write Above This Line)

AN ORDINANCE Z-02-32
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE R-LC (RESIDENTIAL-LIMITED COMMERCIAL) DISTRICT, PROPERTY LOCATED AT 2230 CASCADE ROAD, S.W., FRONTING 50 FEET ON THE SOUTHWESTERLY SIDE OF CASCADE ROAD APPROXIMATELY 400 FEET FROM THE SOUTHWEST CORNER OF DELOWE DRIVE AND CASCADE ROAD. DEPTH: 200 FEET; AREA: .228 ACRES; LAND LOT 184 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: JACOB HODGE
APPLICANT: SAME
NPU-R COUNCIL DISTRICT 11

ADOPTED BY

OCT 07 2002

COUNCIL

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

Date Referred 5/20/02

Referred To: ZRB + Zoning

First Reading

Committee ZONING
Date May 15 2002
Chair Deborah Stone

Committee ZONING
Date Sept 11 2002
Chair

Actions: Held (see rev. side)
Other: ON SUBSTITUTE
Members

Refer To

Committee ZONING
Date May 15 2002
Chair Deborah Stone

Committee

Date

Chair

Actions: Fav, Adv, Held (see rev. side)
Other:

Members

Refer To

Committee ZONING
Date Oct 2 2002
Chair Deborah Stone

Actions: Fav, Adv, Held (see rev. side)
Other: ON SUBSTITUTE
Members: Steve Abraham, H. J. [unclear], Carla Smith, H. J. [unclear], Katalin [unclear]

Refer To

COUNCIL ACTION

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

CERTIFIED

OCT 07 2002

CERTIFIED
OCT 07 2002
Deborah Stone

MAYOR'S ACTION

Signature: [unclear]
Date: OCT 15 2002
Title: MAYOR