



City Council
Atlanta, Georgia

02- 0 -1358

**AN ORDINANCE BY ZONING COMMITTEE
AS AMENDED BY FULL COUNCIL**

U-02-19
7-16-02

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

SECTION 1. Under the provisions of Section 16-11.005(1)(h) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Rooming House** is hereby approved. Said use is granted to **Genesis Shelter, Inc.** and is to be located at **173 Boulevard, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **46** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinances are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

NOV 04, 2002
NOV 08, 2002



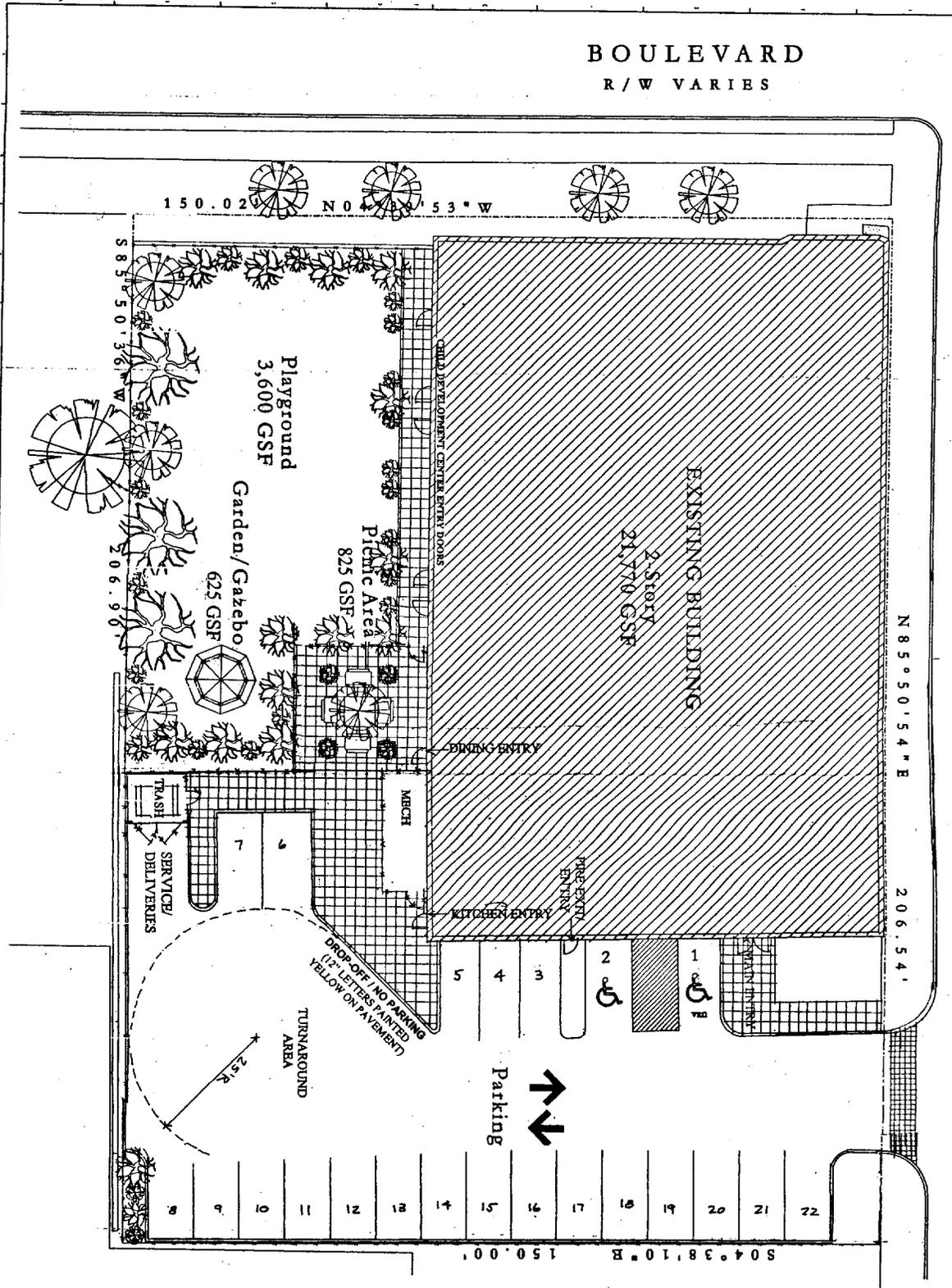
CONDITIONS FOR U-02-19

1. Site plan entitled "Genesis Shelter, New Facilities" prepared by Silverman Construction, dated September 19, 2002 and marked received by the Bureau of Planning October 8, 2002.
2. The use of the facility shall be limited to a shelter for homeless families with children with maximum of 18 lodging units and a child development center (day care center) which shall operate as an accessory to the shelter, but which may accept children who are not resident on site.
3. *Wrought iron fence around the perimeter of the property*
4. *Landscaped buffer according to the approved site plan*
5. *Security lighting installed that provides coverage to the entire site*
6. *On-site management at all times, with continuous security systems*
7. *Seek a study from the City's Traffic and Transportation Dept to:*
 - *Assess the appropriate speed limit on both Boulevard and John Wesley Dobbs*
 - *Feasibility of a turn signal light at Boulevard and JWD*
 - *Feasibility of turn lane at Boulevard and JWD*
8. *All building debris will be disposed of properly, on Genesis' property*
9. *The population served by Genesis shall remain as described in their original application.*



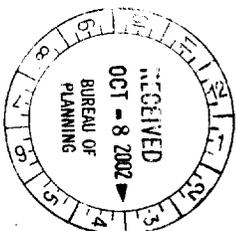
BOULEVARD
R/W VARIES

JOHN WESLEY DOBBS AVENUE
60' R/W



GENERAL NOTES

1. Zoning Classification: Proposed - (C-3)
2. Number of Lodging Units: 24
3. Height of Building: 30ft (Varies)
4. Net Lot Area: 18,884 SF
5. Gross Lot Area: 31,009 SF
6. Floor Area Ratio (FAR): (1.742)
7. Resulting Spacers: 7
8. Count: 2
9. Hour: 1
10. Total Spacers: 1
11. Loading: 1



U-02-19

SHEET SPECIFIC NOTES



PROJECT NAME GENESIS SHELTER New Facilities	SHEET NO. 09/19/02	DATE 09/19/02
LOCATION Atlanta, Georgia	SCALE	DATE BY

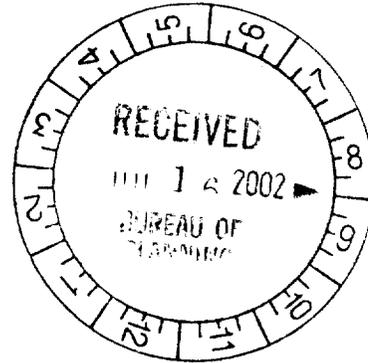
NOT FOR CONSTRUCTION



U-02-19

LEGAL DESCRIPTION

BEGINNING at an iron pin located at the intersection of the easterly right-of-way of Boulevard (right-of-way varies) and the southerly right-of-way line of John Wesley Dobbs (aka Houston Street) (sixty (60) foot right-of-way) thence proceeding north 85° 50' 54" east a distance of 206.54 feet to a ½ inch iron pin found; thence proceeding south 04° 38' 10" east a distance of 150 feet to an iron pin; thence proceeding south 85° 50' 36" west a distance of 206.90 feet to a point; thence proceeding north 04° 29' 53" west a distance of 150.02 feet to the point of beginning. Said tract or parcel containing .71 acres and being shown on that certain survey for the Atlanta Carpenters J.A.T.C. and dated June 12, 2002 by Solar Land Surveying Company, John W. Stanzilis, Jr., Georgia Registered Land Surveyor No. 2109.



RCS# 4168
11/04/02
2:31 PM

Atlanta City Council

Regular Session

02-O-1358

U-02-19; 173 Boulevard, NE (M-2)
Rooming House
ADOPT/SUB/AMEND

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

02-0 -1358
 (Do Not Write Above This Line)

AN ORDINANCE U-02-19
 BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A ROOMING HOUSE (SECTION 16-11.005(1)(h)), PROPERTY LOCATED AT **173 BOULEVARD, N.E.**, FRONTING 150.2 FEET ON THE EAST SIDE OF BOULEVARD BEGINNING AT THE SOUTHEAST CORNER OF JOHN WESLEY DOBBS AVENUE. DEPTH: 206.90 FEET; AREA: .71 ACRES; LAND LOT 46, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
 OWNER: ATLANTA CARPENTERS J.A.T.C.
 APPLICANT: GENESIS SHELTER, INC.
 BY: AMY L. HILLMAN, ATTORNEY
 NPU-M COUNCIL DISTRICT 2

ADOPTED BY
 NOV 0 4 2002
 COUNCIL

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

Date Referred 8/19/02
 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

NOV 0 4 2002

CERTIFIED
 NOV 0 4 2002

Rachel Douglas Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]

NOV 0 8 2002

MAYOR