



03-0-0064

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-95
2-13-03

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 **1810 Perry Boulevard, N.W. (Parcel IIa, former Perry Homes property)** be changed from the **RG-3 (Residential General-Sector 3)** District, to the **RG-4-C (Residential General-Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **227** of the **17th** District of **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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy

ADOPTED by the City Council
APPROVED by the Mayor

March 17, 2003
March 25, 2003


Deputy Clerk

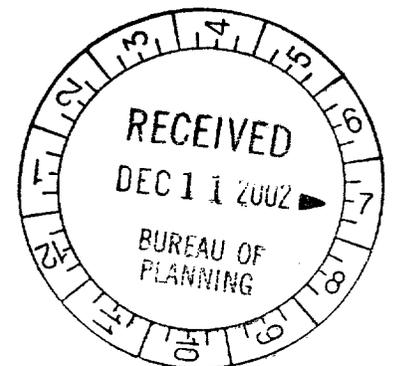


2-02-95

**LEGAL DESCRIPTION
PARCEL II a**

ALL THAT TRACT OR PARCEL OF LAND SITUATED AND LYING IN LAND LOT 227, 17TH LAND DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING PART OF A TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, DESIGNATED AS PARCEL II AND DESCRIBED IN DEED BOOK 3031, PAGE 555, DEED RECORDS OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PERRY BOULEVARD (60 FOOT RIGHT-OF-WAY) WITH THE LINE COMMON TO LAND LOTS 224 AND 227; THENCE, N59° 45' 43"W, ALONG THE SOUTH LINE OF PERRY BOULEVARD, A DISTANCE OF 792.49 FEET TO A 60 D NAIL IN A CONCRETE SIDEWALK AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, S13° 44' 10"E, LEAVING SAID RIGHT-OF-WAY LINE OF PERRY BOULEVARD, A DISTANCE OF 15.97 FEET TO A ½ INCH REBAR; THENCE, S29° 59' 07"W, A DISTANCE OF 259.39 FEET TO A ½ INCH REBAR; THENCE, S74° 59' 07"W, A DISTANCE OF 32.53 FEET TO A ½ INCH REBAR; THENCE, N60° 00' 53"W, A DISTANCE OF 462.00 FEET TO A ½ INCH REBAR; THENCE, N15° 00' 53"W, A DISTANCE OF 32.53 FEET TO A ½ INCH REBAR; THENCE, N29° 59' 07"E, A DISTANCE OF 291.15 FEET TO A ½ INCH REBAR; THENCE, N84° 19' 37"E, A DISTANCE OF 27.02 FEET TO A HOLE SCRIBED IN A CONCRETE SIDEWALK ON SAID SOUTH RIGHT-OF-WAY LINE OF PERRY BOULEVARD; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 707.77 FEET, A CHORD BEARING AND DISTANCE OF S50° 51' 46"E, 218.98 FEET, AND AN ARC DISTANCE OF 219.86 FEET TO A ½ INCH REBAR; THENCE, S59° 45' 43"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 258.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.50 ACRES OF LAND, MORE OR LESS.



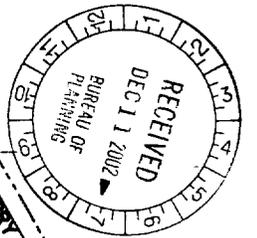
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LINE	LENGTH	BEARING
L1	15.97	S13°44'10"E
L2	32.53	S74°59'07"W
L3	32.53	N15°00'53"W
L4	27.02	N84°19'37"E

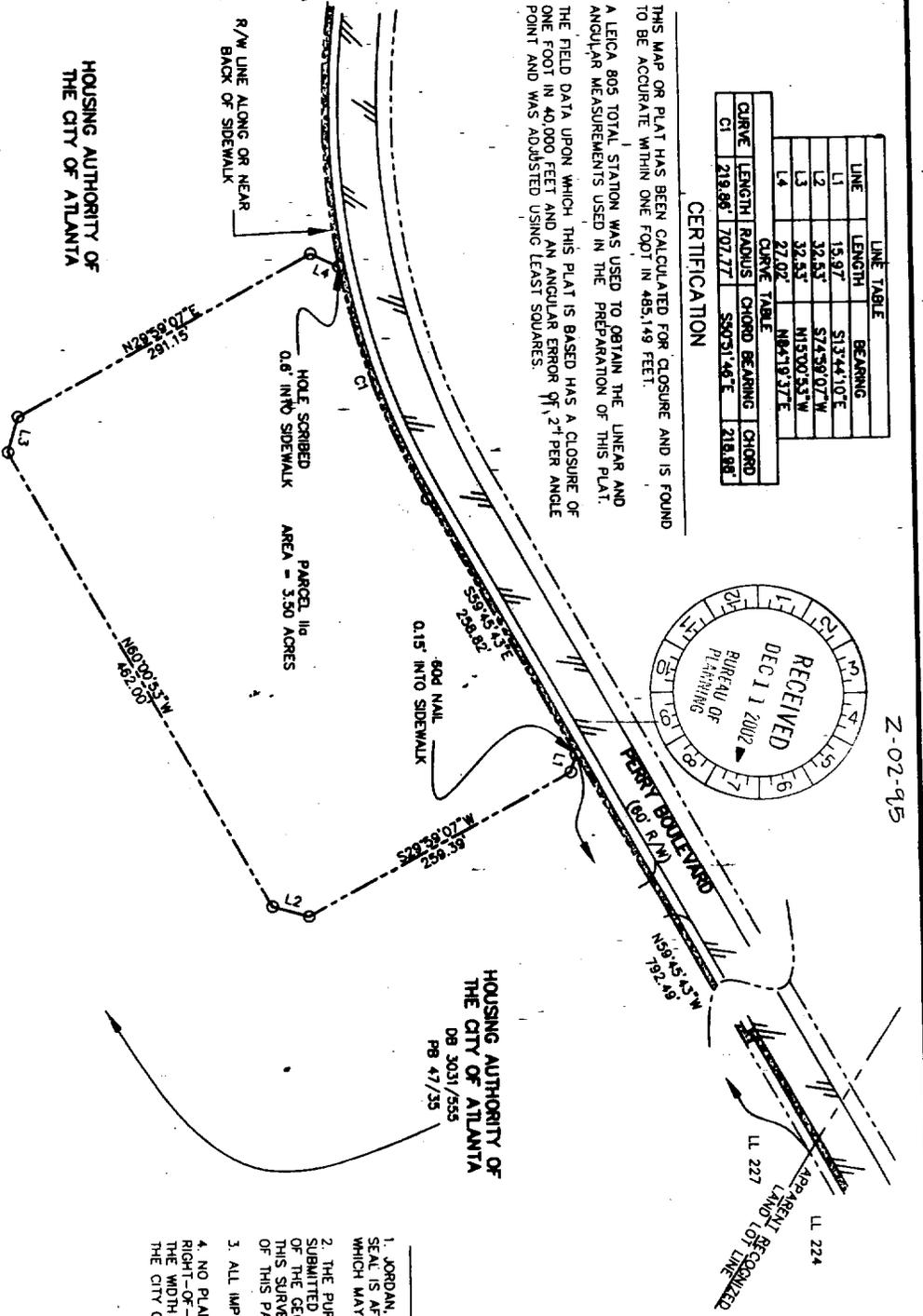
CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	218.98'	702.77'	S80°31'46"E	218.98'	

CERTIFICATION

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 485,149 FEET.
 A LEICA 805 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 40,000 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.



Z-02-915



HOUSING AUTHORITY OF THE CITY OF ATLANTA
 DB 3031/555
 PB 47/35

LEGEND

PROPERTY LINE	---
LAND LOT LINE	---
IRON PIN SET (1/2" REBAR UNLESS NOTED OTHERWISE)	○
ASPHALT PAVING	
CONCRETE SIDEWALK	▨

NOTES

- JORDAN, JONES & GOULDING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO DEFINE AREAS TO BE SUBMITTED BY THE CLIENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE GEORGIA AFFORDABLE HOUSING AND FINANCE CORPORATION. THIS SURVEY IS NOT INTENDED TO REPRESENT AN OFFICIAL SUBDIVISION OF THIS PARCEL FROM THE LARGER PARCEL OF WHICH IT IS A PART.
- ALL IMPROVEMENTS ARE NOT SHOWN.
- NO PLANS FOR PERRY BOULEVARD WERE FOUND. THE RIGHT-OF-WAY LINE SHOWN IS BASED UPON EXISTING CONDITIONS AND THE WIDTH SHOWN BY THE SURVEY FOR THE HOUSING AUTHORITY OF THE CITY OF ATLANTA RECORDED IN PLAT BOOK 47, PG 35.

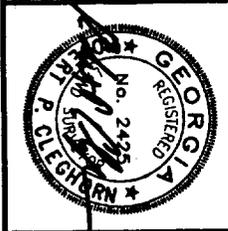


Jordan Jones & Boulding
 WWW.JJG.COM
 90-B COMMERCIAL DRIVE
 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770.460.7900
 FAX: 770.460.0028

NO.	DATE	COMMENTS
1	9/28/02	REVISED CALL TO LAND LOT LINE
2	10/21/02	REVISED MONUMENTS AT ROAD

REVISIONS

SURVEY FOR COLUMBIA RESIDENTIAL



BOUNDARY SURVEY

LAND LOT 227
 ATLANTA
 FULTON COUNTY GEORGIA

17TH DISTRICT

DRAWING NO. - F414-02-B
 JOB NO - 6008-002

DRAWN: RCG
 DATE: 03-08-02

CHECKED: RPC
 SCALE: 1" = 100'

1/1 SHEET



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**CONDITIONS FOR Z-02-95
1810 Perry Boulevard, N.W.**

1. Site plan titled, "Columbia Highland Senior Residences", by Planners and Engineers Collaborative, dated December 9 2002, and marked received by the Bureau of Planning January 30, 2003.

RCS# 4557
3/17/03
3:59 PM

Atlanta City Council

Regular Session

MULTIPLE

03-O-0064/Z-02-95
03-O-0065/Z-02-96
ADOPT ON SUB

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

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

MULTIPLE

03-0-0064

(Do Not Write Above This Line)

AN ORDINANCE Z-02-95
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE RG-3 (RESIDENTIAL-GENERAL-SECTOR 3) DISTRICT TO THE RG-4 (RESIDENTIAL GENERAL-SECTOR 4) DISTRICT, PROPERTY LOCATED AT 1810 PERRY BOULEVARD, N.W. (PARCEL IIA, FORMER PERRY HOMES PROPERTY) FRONTING APPROXIMATELY 478.68 FEET ON THE SOUTHWESTERLY SIDE OF PERRY BOULEVARD BEGINNING 792.49 FEET NORTHWESTERLY FROM THE COMMONLINE OF LAND LOTS 224 AND 227, 17TH DISTRICT.
DEPTH: APPROXIMATELY 291.15 FEET;
AREA: 3.50 ACRES; LAND LOT 227, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA.
APPLICANT: COLUMBIA HIGHLANDS SENIOR, L.P.
NPUG COUNCIL DISTRICT 9
ADOPTED BY

MAR 17 2003

COUNCIL

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

Date Referred 1/21/03

Referred To: ZRBT Zoning

First Reading

Committee ZONING
Date 1/21/03
Chair [Signature]

Committee ZONING

Date FEB. 26, 2003
Chair [Signature]

Action: Fav, Adv, Held (see rev. side)
Other: [Signature]

Members

Refer To

Committee ZONING

Date March 12, 2003
Chair [Signature]

Action: Fav, Adv, Held (see rev. side)
Other: [Signature]

Members

Refer To

Committee

Date

Chair

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

Members

Refer To

Committee

Date

Chair

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

Members

Refer To

COUNCIL ACTION

2nd Reading
 1st & 2nd
 3rd

Consent Vote
 V Vote
 RC Vote

CERTIFIED

CERTIFIED
MAR 17 2003

[Signature]
COUNCIL PRESIDENT PROTEM

CERTIFIED
MAR 17 2003

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]
MAYOR