



City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-26
3-9-04

04-0-0624

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 **425-429 Hillside Drive, S.W.**, be changed from the **R-4 (Single-Family Residential)** District, to the **R-4B (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **88** 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 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Shonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

JUN 07, 2004
JUN 14, 2004

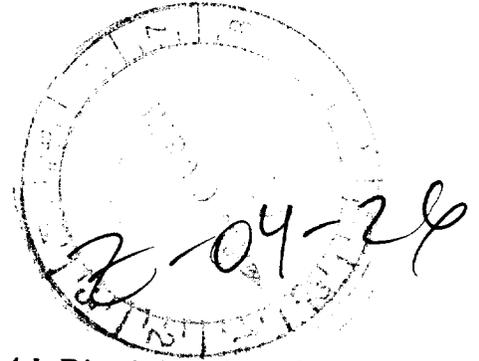


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 88 of the 14th District, Fulton County, Georgia, being Lot 12A and 14, Block 11, Capital View Manor, as per plat recorded in Plat Book 11, Page 17, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

The Point of Beginning 290 feet to the end of Unit 11 per plat (no monument found) to this property where an iron pin was found. Thence N41°42'34"W 100.23' measured along Hillside Drive right-of-way to an iron pin found. Thence N48°13'26"E 175.14' measured to an iron pin found. Thence S41°25'21"E 100.11' measured to an iron pin found. Thence S48°11'08"W 174.64' measured to the point of beginning.

RCS# 5791
6/07/04
3:09 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-0624/Z-04-26, 04-O-0495/Z-04-31,
04-O-0361/U-04-06, 04-O-0629/U-04-07

ADOPT

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

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

MULTIPLE

04-0-0624
(Do Not Write Above This Line)

AN ORDINANCE Z-04-26
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE R-4B (SINGLE-FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 425-429 HILLSIDE DRIVE, S.W., BEGINNING APPROXIMATELY 500 FEET SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF MANFORD ROAD. DEPTH: 175.14 FEET; AREA: 17,518 SQUARE FEET; LAND LOT 88, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: ERICH P. WELCH
APPLICANT: SAME
NPJ-X COUNCIL DISTRICT 12

ADOPTED BY
JUN 07 2004
COUNCIL

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

Date Referred 4/19/2004
Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

ZONING

Date

Chair

Actions

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

Members

Refer To

Committee
Date
Chair

ZONING

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

COUNCIL PRESIDENT PROTEM

CERTIFIED

JUN 07 2004

Rhonda Dugheim Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUN 14 2004

MAYOR