

04-0-0463

(Do Not Write Above This Line)

AN ORDINANCE Z-04-17
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4A (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE MR-3 (MULTI-FAMILY RESIDENTIAL, SUB DISTRICT 3) DISTRICT, PROPERTY LOCATED AT 1245-1249-1257-1263 ARKWRIGHT PLACE, S.E. PROPERTY FRONTS AS FOLLOWS:
TRACT 1 - 1245-1249 ARKWRIGHT PLACE, N.E. FRONTS 101.99 FEET ON THE SOUTHSIDE OF ARKWRIGHT PLACE BEGINNING AT THE SOUTHWEST CORNER OF VANNOY STREET. DEPTH: 176.20 FEET; AREA: APPROXIMATELY 17,970 SQUARE FEET;
TRACT 2 - 1257-1263 ARKWRIGHT PLACE, S.E. FRONTS 126.48 FEET ON THE SOUTH SIDE OF ARKWRIGHT PLACE BEGINNING AT THE SOUTHEAST CORNER OF VANNOY STREET. DEPTH: 196.98 FEET; AREA: 24,541 SQUARE FEET; LAND LOT 208, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.
OWNER: TERRI CADE-HILL
APPLICANT: STEPHEN M. DENTON
NPU-0 COUNCIL DISTRICT 5

FILED BY
CITY COUNCIL

JUL 06 2004

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

Date Referred 3/15/2004

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

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
JUL 06 2004
COUNCIL PRESIDENT PROTEM

JUL 06 2004
MAYOR

MAYOR'S ACTION

RCS# 5872
7/06/04
3:01 PM

Atlanta City Council

Regular Session

MULTIPLE 04-O-0459 04-O-0460 04-O-0463 04-O-0466

FILE

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

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

MULTIPLE

City Council
Atlanta, Georgia

04-0-0463

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-17
2-10-04

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 **1245-1249-1257-1263 Arkwright Place, N.E.** be changed from the **R-4A (Single-Family Residential)** District to the **MR-3 (Multi-Family Residential-Sub District 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **208** of the **15th** District of **DeKalb** 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.

TRACT C

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 208, of the 15th District of Dekalb County, Georgia and being Lots 64, and 65, according to plat of the G. B. Dahlgren property as made by Conn and Kauffman, Engineers in May, 1910, as recorded in Deed Book 3-S, Page 7 and being more particularly described as follows:

PARCEL ONE

Beginning at a point on the southeasterly side of Arkwright Place, 51 feet west of the southwest corner of Arkwright Place and Vannoy Street; running thence southwesterly along the southeasterly side of Arkwright Place 51 feet; thence south along the east side of Lot 63 a distance of 165.8 feet thence east 150 feet; and thence north 171 feet to the point of beginning; being improved property known as number 1245 Arkwright Place, S. E. according to present system of numbering streets and houses in the City of Atlanta and being further known as Lot 64.

PARCEL TWO

Beginning at the southwest corner of Arkwright Place and Vannoy Street; running thence southwesterly along the southeast side of Arkwright Place 51 feet; thence south along the east side of Lot 64, a distance of 171 feet; thence east 50 feet to Vannoy Street; thence north along the west side of Vannoy Street 175.8 feet to the point of beginning; this being a vacate lot known as Lot 65.

Tract 1
2-04-17

page 1

TRACT A



Fidelity National Title Insurance Company of New York

SCHEDULE C DESCRIPTION

File No. S 03-6157

Commitment No. 1

All that tract or parcel of land lying and being in Land Lot 208 in the 15th District of originally Henry, now DeKalb County, Georgia and more particularly described as follows:

192 ~~(215)~~ feet, more or less to a ten (10) foot alley; thence south two hundred fifteen
 184 ~~(200)~~ feet to Arkwright Place and the point of beginning. Said property being part of Dalgreen property,
 recorded in Deed Book SS, page 531, in the records of the Clerk's Office of DeKalb County, Georgia,
 being improved property known as No. 1257 Arkwright Place, S.E., according to the present system of
 numbering houses in the City of Atlanta, Georgia.

Property Parcel Number 15-208C-12-005

Z-04-17

Tract 2

page 3

TRACT A

Page 9/1

Sent By: GA LAND;
To: STEVENS & ASSOC.

At: 770-392-0367

4042556607

08/18/00 11:18 AM

3161

LOT
BLOCK
UNIT
SUB.

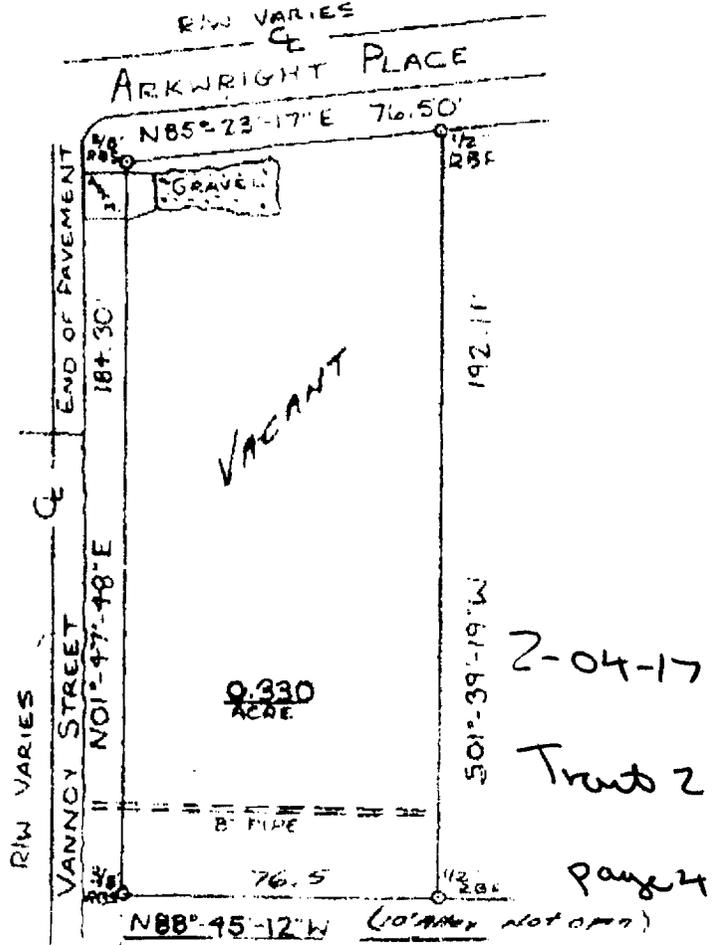
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

HAVE THIS DATE EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP AND THE REFERENCED PARCEL DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS
13/21/00 3762

MAG. NORTH



\$275



TERRI CADE-HILL

LAND LOT 208

15TH DISTRICT

DEKALB

COUNTY, GEORGIA

DATE: 3-6-01

SCALE 1" = 40'



This map or plat has been calculated for closure and is found to be accurate within one foot in 212,726 feet

REFERENCE: DB 10323 PG 558
EQUIPMENT USED: TOPCON TOTAL STATION

THIS MAP IS BASED ON AN OPEN TRAVERSE. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

NO 1266

[Handwritten signature]

S.A.

4/022-1530

EXHIBIT "A-1"
(Legal Description)

ALL THAT tract or parcel of land lying and being in Land Lot 208 of the 15th District of Dekalb County, Georgia, being Lot 70 and part of Lot 71 of the Dahlgren Property as per plat recorded in Deed Book "SS", Page 531, Dekalb County, Georgia Records, which plat is incorporated by reference herein, and being more particularly described as follows:

BEGINNING at a point on the southerly side of Arkwright Place 76.5 feet easterly of the southeast corner of Arkwright Place and Vannoy Street, run thence easterly along the southerly side of Arkwright Place north 84 deg. 46' 13" east, 49.98 feet to an iron pin found; run thence south 00 deg. 36' 14" west 196.98 feet to an iron pin found; run thence north 89 deg. 44' 36" west, 49.95 feet to an iron pin found; run thence north 00 deg. 40' 242" east 192.20 feet to an iron pin found on the southerly side of Arkwright place and the point of beginning, being the same property described in Deed Book 650, Page 233, Dekalb County, Georgia Records, and being a vacant lot formerly known as 1263 Arkwright Place, SE according to the present system of numbering houses in the City of Atlanta, Georgia.

Z-04-17

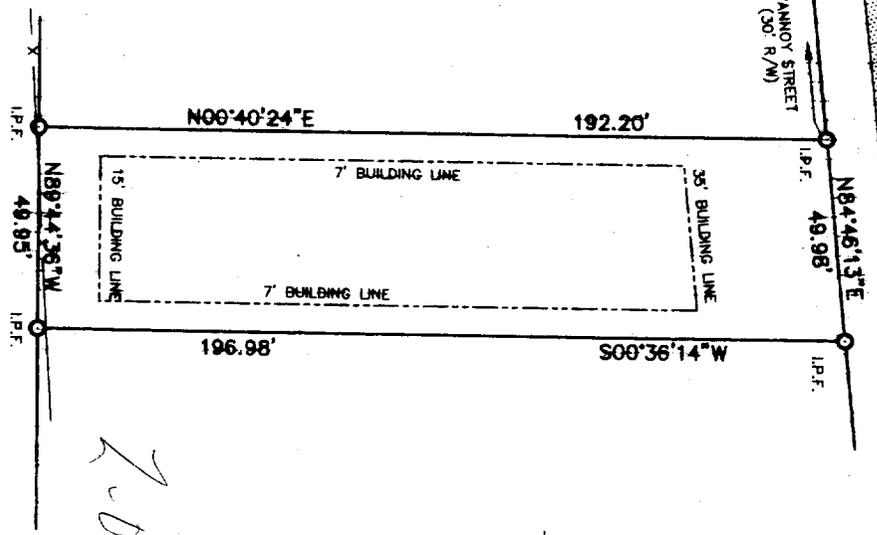
Tract 3

Page 5

MA
JS

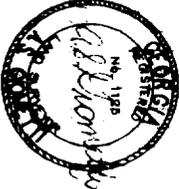
Arwright Place ~ R/W Varies

76.5' TO VANNOY STREET
(30' R/W)



2-04-17

A.S. Giometti & Associates, Inc.
 Civil Engineers & Land Surveyors
 67 PEACHTREE PARK DRIVE, N.E.
 ATLANTA, GEORGIA 30309
 (404) 355-8669



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
 A. S. GIOMETTI, R.L.S. #1125

MSR

According to F.I.R.M. panel no. 13121C0237 E for Fulton County, Georgia, dated June 22, 1998, this parcel is not located in a special flood hazard zone.

The field data upon which this plat is based has a closure precision of one foot in 34,478+ feet and an angular error of 0.5 seconds per angle point, and was adjusted by compass rule.

This plat has been calculated for closure and found to be accurate within one foot in 158,875+ feet.
 A Topcon GTS-303 total station and a 100 foot steel tape were used to obtain the linear and angular measurements used in the preparation of this plat.

- LEGEND**
- SYMBOL - ABBREVIATION - DESCRIPTION
 - P.P. - POWER POLE
 - L.P. - LIGHT POLE
 - D.I. - DRAIN INLET
 - H.W. - HEAD WALL
 - R.C.P. - REINFORCED CONCRETE PIPE
 - H.W. - MAN HOLE
 - H.W. - RIM FIRE WY
 - E.P. - EDGE OF PAVEMENT
 - W.M. - WATER METER
 - I.P.F. - IRON PIN FOUND
 - WATER VALVE
 - GAS VALVE
 - FENCE LINE
 - OVERHEAD UTILITY LINE



EAST ATLANTA LAND COMPANY, INC.
 Land Lot 208
 City of Atlanta, Fulton County, Georgia
 March 3, 2000

Drawn by: J.T.H. Comp. by: J.T.H.
 Checked: A.S.G. Job no.: (00) 008

2-04-17

Tract 3

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