



City Council
Atlanta, Georgia

03-0-1995

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-03-76
7-8-04

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 be amended, and the maps established in connection therewith be changed so that the following property located at **the Rear of 1124 DeKalb Avenue, N.E.**, be changed from the **R-5/HD20L (Two-Family Residential/Inman Park Historic District)** District, to the **PD-H/HD20L (Planned Development-Housing/Inman Park Historic District)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **14** 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 Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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 Daughtrick Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

AUG 16, 2004
AUG 20, 2004



Conditions for Z-03-76

1. Site Plan entitled "Inman Station: Phase II, Option B" prepared by Jones/Pierce Architects, dated 19 May 2004, last revised 27 May 2004 and marked received by the Bureau of Planning June 24, 2004.
2. The private drive shall be treated as a public street for the compatibility rule as required in Chapter 20L (Inman Park Historic District) of the City of Atlanta Zoning Ordinance.
3. That the "green space" shall consist of a mixture of hardscape and varied plantings including trees, shrubbery, flowers and ground cover with the specific design to be determined in collaboration with the IPNA and appropriate City agencies.
4. That trees shall be planted along the property line to the rear of the duplexes in order to create a buffer, with the specific design to be determined in collaboration with the IPNA and appropriate City agencies.

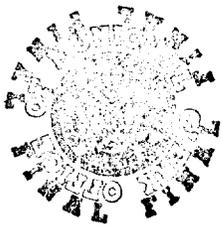


EXHIBIT "A"

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 14 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at a point on the west right-of-way line of Harelson Avenue (50' right-of-way width), which point is located 190 feet, more or less, as measured along the west right-of-way line of Harelson Avenue from the point of intersection of the west right-of-way line of Harelson Avenue and the north right-of-way line of DeKalb Avenue; thence leaving said west right-of-way line of Harelson Avenue and running South 62°59'50" West a distance of 146.20 feet to a point, thence running South 26°53'24" East a distance of 51.30 feet to a point; thence running South 62°59'50" West a distance of 42.50 feet to a point; thence running South 78°49'07" West a distance of 107.83 feet to a point; thence running South 62°26'02" West a distance of 59.50 feet to a point; thence running North 27°33'58" West a distance of 381.49 feet to a point; thence running North 41°25'34" East a distance of 56.74 feet to a point; thence running South 61°17'22" East a distance of 198.95 feet to a point; thence running South 28°34'52" East a distance of 15.27 feet to a point; thence running North 63°02'40" East a distance of 41.24 feet to a point; thence running South 26°24'34" East a distance of 50.17 feet to a point; thence running South 62°59'47" West a distance of 40.23 feet to a point; thence running South 26°24'31" East a distance of 50.00 feet to a point; thence running North 62°59'50" East a distance of 40.61 feet to a point; thence running South 26°55'24" East a distance of 50.00 feet to a point; thence running North 62°59'50" East a distance of 150.00 feet to a point on the west right-of-way line of Harelson Avenue; thence running South 26°55'24" East, along the west right-of-way line of Harelson Avenue, a distance of 50.00 feet to the POINT OF BEGINNING; said tract shown to contain 1.51 acres on Survey, Topo and Proposed Utility Access for Inman Station Unit 11, prepared by The Northland Company, Inc., bearing the certification of William C. Ellis, GRLS No. 2450, dated March 10, 2000, revised October 3, 2003.

Z-03-76



LEGEND

INDICATES BUILDABLE AREA BASED ON THE FOLLOWING CRITERIA:
 - 7'-0" SIDE YARD SETBACKS
 - 15'-0" REAR YARD SETBACKS
 - 20'-0" FRONT YARD SETBACKS

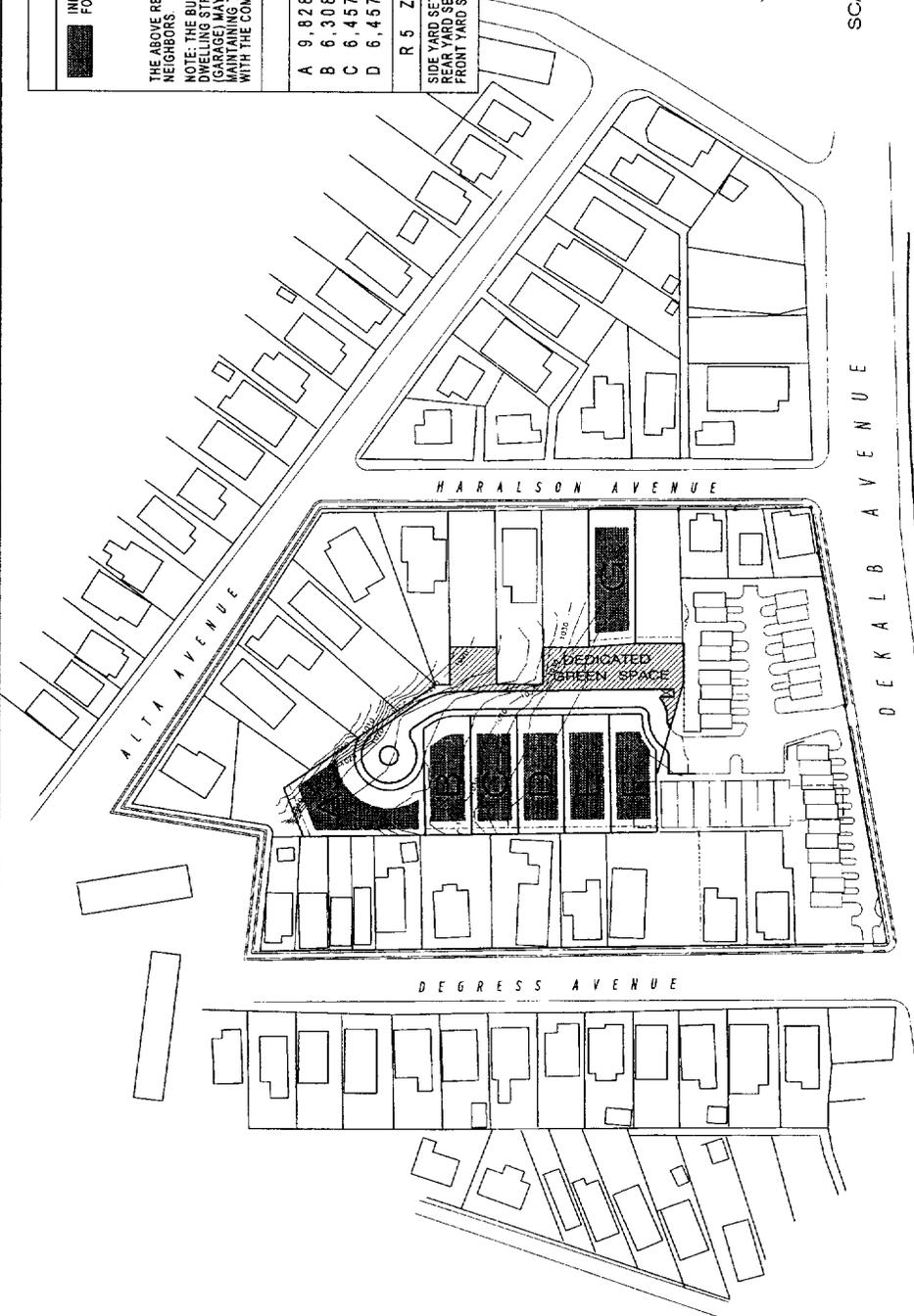
THE ABOVE REFLECTS CRITERIA AGREED UPON W/ IMMEDIATE NEIGHBORS
 NOTE: THE BUILDABLE AREA SETBACKS APPLY TO THE MAIN DWELLING STRUCTURE ONLY. THE ACCESSORY STRUCTURE (GARAGE) MAY BE PLACED WITH A SIDE ZERO LOT LINE MAINTAINING THE REAR YARD SETBACK AND STILL COMPLY WITH THE COMPATIBILITY RULE.

LOT AREAS

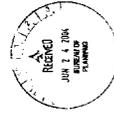
A	9,828 sf	E	6,457 sf
B	6,308 sf	F	6,046 sf
C	6,457 sf	G	7,404 sf
D	6,457 sf		

R5 ZONING SETBACKS

SIDE YARD SETBACKS — 7'-0"
 REAR YARD SETBACKS — 7'-0"
 FRONT YARD SETBACKS — 30'-0"



SCALE: 1" = 60'



Z-03-76

Proposed Property Masterplan for
INMAN STATION PHASE II
 Atlanta, Georgia

LAST REVISED 27 MAY 2004
 19 MAY 2004

PROJECT NO. C 2017
**SITE PLAN:
 OPTION B**

INMAN STATION: PHASE II

OPTION B Z-03-76

IA0.1b

RCS# 5941
8/16/04
3:01 PM

Atlanta City Council

Regular Session

MULTIPLE 03-0-1995 04-0-0179 04-0-0464 04-0-0797

ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

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

MULTIPLE

03-0-1995

(Do Not Write Above This Line)

AN ORDINANCE Z-03-76
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT THE REAR OF 1124 DEKALB AVENUE, N.E. FRONTING 50 FEET ON THE SOUTHWESTERLY SIDE OF HARALSON AVENUE BEGINNING 190 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF DEKALB AVENUE. DEPTH: VARIES; AREA: 1.51 ACRES; LAND LOT 14, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: GENE FINK
APPLICANT: COOPER C. PIERCE
NPJ-N. COUNCIL DISTRICT 2

ADOPTED BY

AUG 16 2004

COUNCIL

SUBSTITUTE

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

Date Referred 11/17/03

Referred To: ZRB & Zoning

Committee _____
Date 8/16/04
Chair [Signature]

First Reading

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
AUG 16 2004
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

AUG 16 2004
[Signature]
MAYOR

MAYOR'S ACTION
[Signature]
AUG 20 2004
MAYOR