

RCS# 5943
8/16/04
3:04 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-1140 Z-04-56
04-O-1142 Z-04-58
ADVERSE

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

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

MULTIPLE

City Council
Atlanta, Georgia

04-0-1140

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-56
5-11-04

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 **799-811 Drewry Street, N.E.** be changed from the **R-4 (Single-Family Residential)** District to the **R-4A (Single-Family Residential) & R-4B (Single-Family Residential)** Districts, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 17 of the 14th 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.

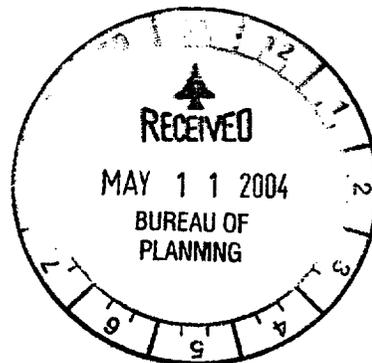
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 17 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point located on the southerly side of Drewry Street (50 foot right-of-way) a distance of 717.4 feet East of the intersection of the southerly side of Drewry Street and the easterly side of Ponce de Leon Place (50 foot right-of-way); thence running along Drewry Street North 85° 22' 50" East, a distance of 70.00 feet to an iron pin found; thence continuing along Drewry Street North 83° 25' 51" East, a distance of 74.76 feet to an iron pin found; thence leaving Drewry Street and running South 1° 45' 11" East, a distance of 144.82 feet to a bolt found; thence running South 83° 25' 51" West, a distance of 75.19 feet to a point; thence running South 1° 35' 09" East, a distance of 21.18 feet to a 10 foot Alley; thence running along said Alley South 85° 22' 50" West, a distance of 70 feet to a point; thence leaving said Alley and running North 1° 35' 09 West, a distance of 170 feet to a point and the POINT OF BEGINNING.



2-04-56

total site

page 1 of 5

LEGAL DESCRIPTION
LOT 1
PROPOSED ZONING: R-4B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, SHOWN AS LOT 1 ON A PLAT BY HARRISON DESIGN ASSOCIATES, STAMPED BY W.E. CLONTS, RLS, DATED MAY 10, 2004, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF DREWRY STREET (50 FOOT RIGHT OF WAY) 717.4 FEET EASTERLY FROM THE EAST RIGHT OF WAY OF PONCE DE LEON PLACE (50 FOOT RIGHT OF WAY); THENCE FOLLOWING THE RIGHT OF WAY OF DREWRY STREET NORTH 85° 22' 50" EAST, A DISTANCE OF 46.50 FEET TO A POINT; THENCE SOUTH 01° 35' 09" EAST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE SOUTH 85° 22' 50" WEST, A DISTANCE OF 46.50 FEET TO A POINT; THENCE NORTH 01° 35' 09" WEST, A DISTANCE OF 170.00 FEET TO A POINT ON THE RIGHT OF WAY OF DREWRY STREET AND THE POINT OF BEGINNING.

Page 2 of 5

Z-04-56

LEGAL DESCRIPTION
LOT 2
PROPOSED ZONING: R-4B

ALL THAT TRACT OR. PARCEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, SHOWN AS LOT 2 ON A PLAT BY HARRISON DESIGN ASSOCIATES, STAMPED BY W.E. CLONTS, RLS, DATED MAY 10, 2004, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF DREWRY STREET (50 FOOT RIGHT OF WAY) 763.90 FEET EASTERLY FROM THE EAST RIGHT OF WAY OF PONCE DE LEON PLACE (50 FOOT RIGHT OF WAY); THENCE FOLLOWING THE RIGHT OF WAY OF DREWRY STREET NORTH 85° 22' 50" EAST, A DISTANCE OF 23.50 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 83° 26' 01" EAST, A DISTANCE OF 22.93 FEET TO A POINT; THENCE SOUTH 01° 45' 11" EAST, A DISTANCE OF 144.82 FEET TO A POINT; THENCE SOUTH 83° 25' 51" WEST, A DISTANCE OF 23.36 FEET TO A POINT; THENCE SOUTH 01° 35' 09" EAST, A DISTANCE OF 25.14 FEET TO A POINT; THENCE SOUTH 85° 22' 50" WEST, A DISTANCE OF 23.50 FEET TO A POINT; THENCE NORTH 01° 35' 09" WEST, A DISTANCE OF 170.00 FEET TO A POINT ON THE RIGHT OF WAY OF DREWRY STREET AND THE POINT OF BEGINNING.

page 3 of 5

Z-04-56

LEGAL DESCRIPTION
LOT 3
PROPOSED ZONING: R-4A

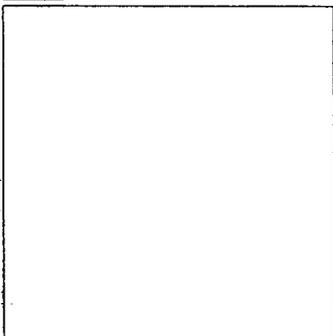
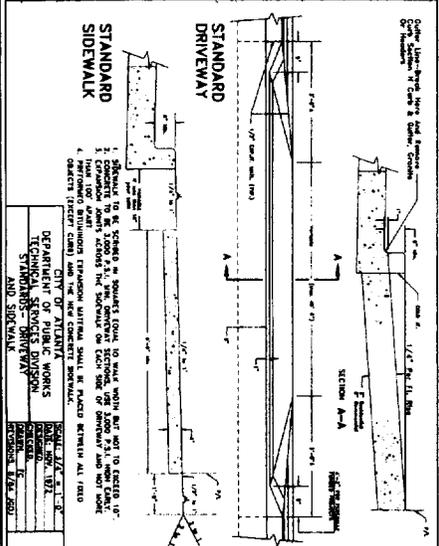
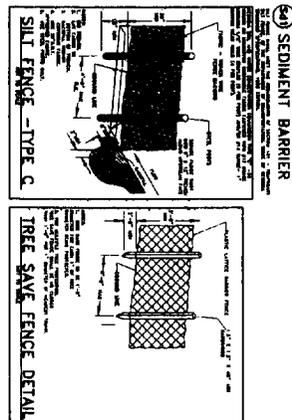
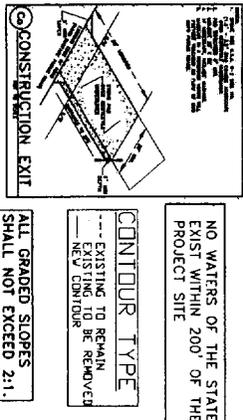
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, SHOWN AS LOT 3 ON A PLAT BY HARRISON DESIGN ASSOCIATES, STAMPED BY W.E. CLONTS, RLS, DATED MAY 10, 2004, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF DREWRY STREET (50 FOOT RIGHT OF WAY) 810.33 FEET EASTERLY FROM THE EAST RIGHT OF WAY OF PONCE DE LEON PLACE (50 FOOT RIGHT OF WAY); THENCE ALONG THE RIGHT OF WAY OF DREWRY STREET NORTH 83° 26' 01" EAST, A DISTANCE OF 51.83 FEET TO A POINT; THENCE SOUTH 01° 45' 11" EAST, A DISTANCE OF 144.82 FEET TO A POINT; THENCE SOUTH 83° 25' 51" WEST, A DISTANCE OF 51.83 FEET TO A POINT; THENCE NORTH 01° 45' 11" WEST, A DISTANCE OF 144.82 FEET TO A POINT ON THE RIGHT OF WAY OF DREWRY STREET AND THE POINT OF BEGINNING.

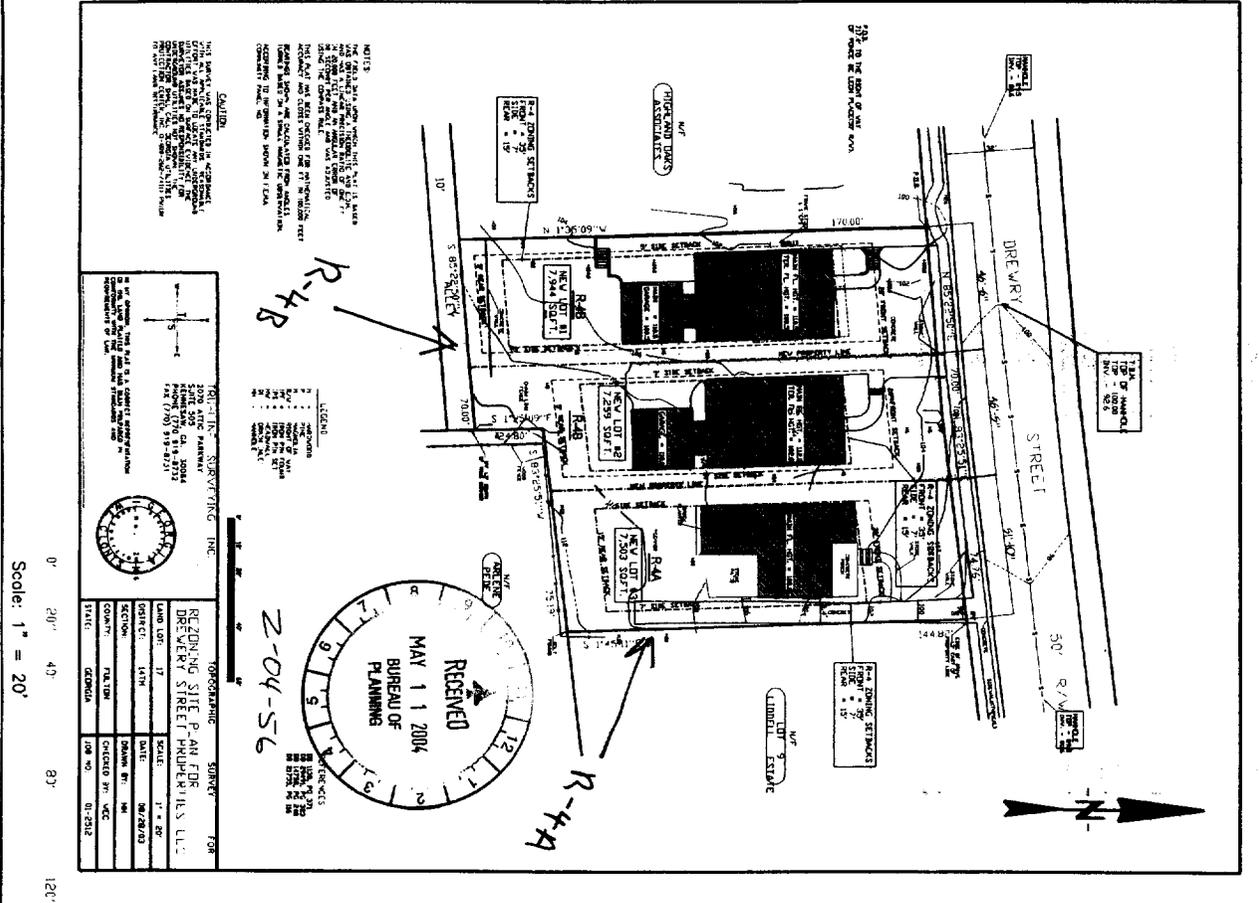
page 4 of 5

2-04-56

- NOTES:**
1. DISTURBED AREAS LEFT SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
 2. SEPARATE MEANS IS REQUIRED FOR THE PROTECTION OF EXISTING UTILITIES IN THE FIELD AREA OF THE PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ENCOUNTERED IN THE FIELD.
 4. MAINTAINING EXISTING DRAINAGE PATTERNS AND CHANNELS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 5. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ATLANTA'S STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
 6. NO SHARPER SLOPES SHALL EXCEED 2:1.
 7. EXISTING TO REMAIN CONTOUR SHALL BE SHOWN WITH DASHED LINES.
 8. NEW CONTOUR SHALL BE SHOWN WITH SOLID LINES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ENCOUNTERED IN THE FIELD.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ENCOUNTERED IN THE FIELD.



PROPERTY ZONED R-4B LOT #1	MAX FLOOR AREA RATIO	ACTUAL = N/A
SET BACK REQUIRED:	MAX LOT COVERAGE	ACTUAL = N/A
FRONT = 20'	MIN STREET FRONTAGE	ACTUAL = 40 FEET
REAR = 5'	MIN LOT AREA	= 2,800 SQ.FT.
SIDE = 5'	PROPERTY ZONED R-4B LOT #2	
	MAX FLOOR AREA RATIO	ACTUAL = N/A
	MAX LOT COVERAGE	ACTUAL = N/A
	MIN STREET FRONTAGE	ACTUAL = 40 FEET
	MIN LOT AREA	= 2,800 SQ.FT.
	PROPERTY ZONED R-4B LOT #3	
	MAX FLOOR AREA RATIO	ACTUAL = N/A
	MAX LOT COVERAGE	ACTUAL = N/A
	MIN STREET FRONTAGE	ACTUAL = 40 FEET
	MIN LOT AREA	= 2,800 SQ.FT.
	PROPERTY ZONED R-4B LOT #4	
	MAX FLOOR AREA RATIO	ACTUAL = N/A
	MAX LOT COVERAGE	ACTUAL = N/A
	MIN STREET FRONTAGE	ACTUAL = 40 FEET
	MIN LOT AREA	= 2,800 SQ.FT.



HARRISON DESIGN ASSOCIATES
3198 CAINS HILL PLACE, ATLANTA GEORGIA 30305 (404) 365 - 7760

PROPOSED LOT SUBDIVISION
DREWRY STREET ATLANTA, GEORGIA

RECORDING SITE PLAN FOR DREWRY STREET PHASE 1, LLC

DATE: 06/28/03	SCALE: 1" = 20'
DRAWN BY: JLA	CHECKED BY: JAC
DATE: 06/28/03	SCALE: 1" = 20'
DRAWN BY: JLA	CHECKED BY: JAC

Scale: 1" = 20'

2-04-56
Page 5 of 5
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04-0-1140

(Do Not Write Above This Line)

AN ORDINANCE 2-04-56
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE R-4A (SINGLE FAMILY RESIDENTIAL) AND R-4B (SINGLE FAMILY RESIDENTIAL) DISTRICTS, PROPERTY LOCATED AT 799-811 DREWRY STREET, N.E., FRONTING 144.76 FEET ON THE SOUTHSIDE OF DREWRY STREET BEGINNING 717.4 FEET EAST FROM THE SOUTHEAST CORNER OF PONCE DE LEON PLACE. DEPTH: 170.0 FEET AREA: 0.52 ACRE; LAND LOT 17, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DREWRY STREET PROPERTIES, LLC ET AL
APPLICANT: DREWRY STREET PROPERTIES
BY: JON A. GOTTLIEB, ATTNV NPU-F COUNCIL DISTRICT 6

ADVISED BY CITY COUNCIL AUG 16 2004

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

Date Referred 6/21/04

Referred To: ZRS + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading
Committee ZONING
Date 8/16/04
Chair James H. Johnson
Referred To James H. Johnson

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____

Members _____
Refer To _____

Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____
Members _____

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____
Members _____

Refer To _____

Refer To _____

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED

CERTIFIED
AUG 16 2004

ATLANTA CITY COUNCIL PRESIDENT
Sebastian Finney

AUG 16 2004
James H. Johnson
CITY CLERK

MAYOR'S ACTION