

Municipal Clerk
Atlanta, Georgia

04-0-0904

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-39
Date Filed: 4-13-04

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 **930 (aka 922) Mauldin Street, S.E.** be changed from the I-2 (Heavy Industrial) District, to the MR-4B (Multi-Family Residential-Sub-District 4B) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13 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.
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.

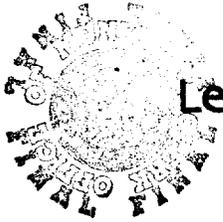
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMC

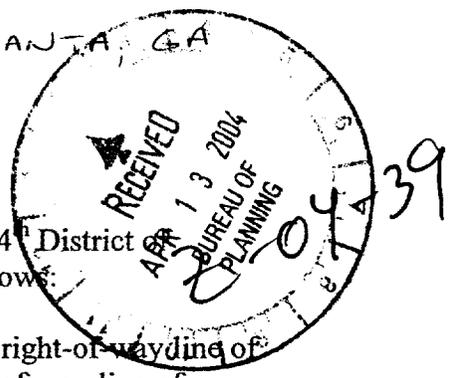
ADOPTED by the Council
APPROVED by the Mayor

October 4, 2004
October 8, 2004



Legal Description - 930 MAULDIN ST. ATLANTA, GA

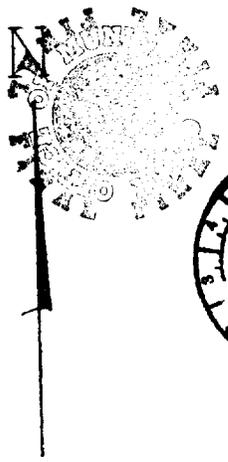
EXHIBIT "A"



All that tract or parcel of land lying and being in Land Lot 13 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the northerly right-of-way line of Mauldin Street (having a 30 foot right-of-way) and the westerly right-of-way line of Holtzclaw Street (having a 40 foot right-of-way); thence running along said northerly right-of-way of Mauldin Street in a southwesterly direction South 84°12'33" West a distance of 198.83 feet to a right-of-way monument located on the easterly right-of-way line of an Atlanta & West Point Railroad easement; thence running along the easterly right-of-way line of said railroad easement in a northeasterly direction North 13°42'28" East a distance of 367.87 feet to an iron pin set located on the southerly right-of-way line of Kirkwood Avenue (having a 30 foot right-of-way); thence running along said southerly right-of-way line of Kirkwood Avenue in a northeasterly direction North 89°27'02" East a distance of 133.21 feet to an iron pin set located on the westerly right-of-way line of Holtzclaw Street; thence running along said westerly right-of-way line of Holtzclaw Street in a southwesterly direction South 03°48'45" West a distance of 339.36 feet to an iron pin found, said iron pin found also being the POINT OF BEGINNING. Said tract containing 1.309 acres (57,012 square feet) as shown on that certain Survey for Premium Custom Packaging, Inc., prepared by H. E. Harper, Georgia Registered Land Surveyor No. 1321, dated March 13, 1989.

Page 1 of 2



2007-359

1.921 acres
57,550 sq. feet

2007-359
JOB NO.

Adagio Properties, LLC.

Date: 12-27-06 Scale: 1" = 50'
Checked by: DTW Revised:
LAND, LOT 15 FULLON COUNTY, GEORGIA

A.S. Giometti & Assoc., Inc.
CIVIL ENGINEERS~LAND SURVEYORS
Atlanta, Georgia

THE UNDERSIGNED SURVEYOR
EXCEPTS TO ALL MATTERS OF
TITLE.

I certify that this plat is
true and correct.

A.S. Giometti
A.S. Giometti Co. R.L.S. no. 1125



According to F.I.R.M. panel no. _____ for _____ Co.,
this house is not located in a zone "A" flood hazard area.
dated _____

LOCATION & DESCRIPTION OF EASEMENT,
AND UTILITIES TAKEN GRAPHICALLY FROM
RECORDED SUBDIVISION PLAT WHEN
APPLICABLE

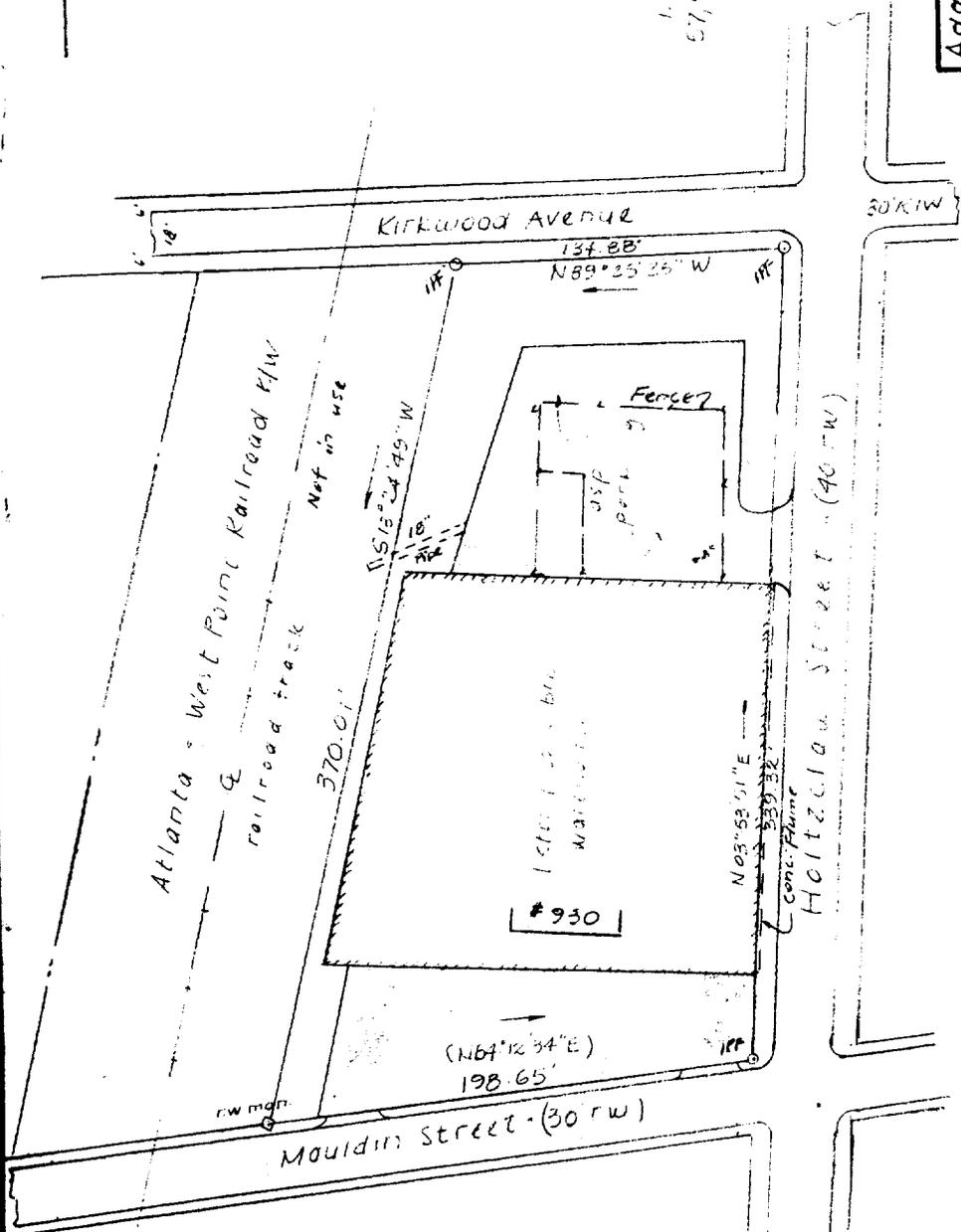
This drawing was prepared for the exclusive use of the
person, persons or entity named hereon, this drawing does
not extend to any unnamed person, persons or entity without
express recertification by the surveyor naming said person,
persons or entity.

LEGEND

- CL - CENTERLINE
 - R/W - RIGHT-OF-WAY
 - P.P. - PROPERTY POST
 - BL - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - H.W. - HEAD WALL
 - SE - SMART SPLIT EASEMENT
- NOTE: Do not use house to
property line distance or layout
for property line location.

REFERENCES

PLAT BOOK _____ PAGE _____
DEED BOOK _____ PAGE _____



RCS# 6102
10/04/04
4:10 PM

Atlanta City Council

Regular Session

04-O-0904

Z-04-39; 930 MAUDLIN STREET A.K.A 922
REZONE I-2 TO MR-4B
ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

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

04-O-0904

04-09904
(Do Not Write Above This Line)

AN ORDINANCE 2-04-39
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE MR-4B (MULTI-FAMILY RESIDENTIAL-SUB-DISTRICT 4B) DISTRICT, PROPERTY LOCATED AT 930 (AKA 922) MAULDIN STREET, S.E. FRONTING APPROXIMATELY 198.65 FEET ON THE NORTH SIDE OF MAULDIN STREET BEGINNING AT THE SOUTHWEST CORNER OF HOLTZCLAW STREET. DEPTH: 339.32 FEET
AREA: 1.309 ACRES
LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA
OWNER: LOU FOAH
APPLICANT: ADAGIO PROPERTIES, LLC
NPU 'N' COUNCIL DISTRICT 5

ADOPTED BY

OCT 04 2004

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

Date Referred 5/17/2004

Referred To: ZRB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading
Committee Date
Chair Referred To
Committee Date
Chair

Committee
Date 5/30/2004
Chair
Action Fav, Adv, Hold (see rev. side)
Other

Members
Action Fav, Adv, Hold (see rev. side)
Other

Refer To

Committee

Date

Chair

Action Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date 5/20/2004

Chair

Action Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action Fav, Adv, Hold (see rev. side)

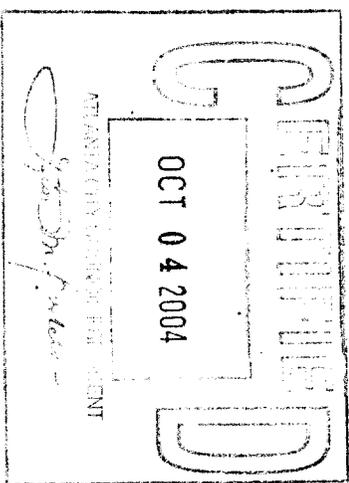
Other

Members

Refer To
Members
Chair
Action
Other

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

CERTIFIED



MAYOR'S ACTION

APPROVED
MAYOR
OCT 08 2004