



CITY COUNCIL  
ATLANTA, GEORGIA

Municipal Clerk  
Atlanta, Georgia

04-0-1832

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-85  
Date Filed: 7-13-04

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 **257 Oakland Avenue, S.E.** be changed from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial-3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 45, 14<sup>th</sup> 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

DEC 06, 2004  
DEC 10, 2004

Exhibit 'A'

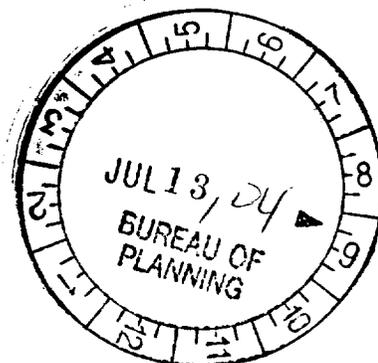
Legal Description:

All that tract or parcel of land lying and being in Land Lot 45 of the 14<sup>th</sup> District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the Westerly right-of-way of Oakview Avenue (having an apparent 40 foot right-of-way) and the Southerly right-of-way of Biggers Street (having an apparent 50 foot right-of-way); thence proceeding along said right-of-way of Oakview Avenue, South 02 degrees 32 minutes 21 seconds West a distance of 188.02 feet to a point on the Northerly right-of-way of Martin Luther King, Jr. Blvd (having an apparent 50 foot right-of-way); Thence proceeding along said right-of-way South 89 degrees 37 minutes 15 seconds West a distance of 180.96 feet to a point on the Easterly right-of-way of George Street (having an apparent 30 foot right-of-way); Thence proceeding along said right-of-way North 01 degrees 41 minutes 00 seconds West a distance of 193.96 feet to a point on the aforesaid right-of-way of Biggers Street; Thence proceeding along said right-of-way South 88 degrees 34 minutes 38 seconds East a distance of 195.04 feet to a point and point of beginning.

Said parcel contains 35,878 square feet of 0.82 acres.

2-04-85



RCS# 6313  
12/06/04  
5:26 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-1411 04-O-1832 04-O-1408 04-O-1435  
04-O-1834 04-O-1836 04-O-1848

ADOPT

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 0

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

MULTIPLE

04-0-1832

(Do Not Write Above This Line)

AN ORDINANCE Z-04-85  
BY: ZONING COMMITTEE

An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial-3) District, property located at 257 Oakland Avenue, S.E. fronting 188.02 feet on the west side of Oakland Avenue beginning at the northwest corner of Biggers Street. Property also fronts on Martin Luther King, Jr. Drive and George Street. Depth: varies; Area: 0.82 acres; Land Lot 45, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: ROBERT RINZLER, ET AL  
APPLICANT: DAVID GREEN  
NPU-W COUNCIL DISTRICT 5

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

Date Referred 10-18-2004

Referred To: ZRB & Zoning

Date Referred

ADOPTED BY

Referred To:

Date Referred DEC 06 2004

Referred To:

COUNCIL

First Reading

Committee ZONING  
Date 10/18/04  
Chair [Signature]  
Referred to ZONING

ZONING

Date 2/08/04  
Chair [Signature]

Action [Signature]  
Fav, Adv, Hold (see rev. side)  
Other

Members [Signature]

[Signature]

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

Committee

Date

Chair

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

Members

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

CERTIFIED

APPROVED  
DEC 06 2004  
ATLANTA CITY BOARD OF COMMISSIONERS

[Signature]

MAYOR'S ACTION

[Signature]  
DEC 10 2004  
MAYOR