



Municipal Clerk
Atlanta, Georgia

04-0-0901

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-36
Date Filed: 4-12-04

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 **3710 Peachtree Road, N.E.** be changed from the RG-2 (Residential General –Sector 2) District, to the RG-3-C (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 10 of the 17th 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 suffix "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.

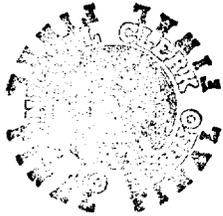
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Municipal Clerk

ADOPTED as amended by the City Council
APPROVED by the Mayor

SEPT 07, 2004
SEPT 15, 2004

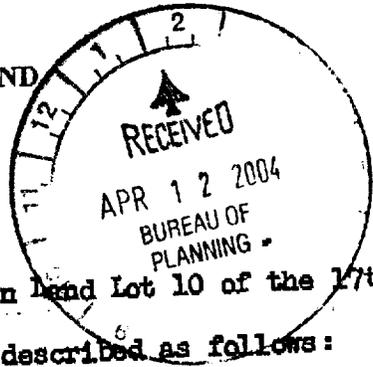


CONDITIONS TO Z-04-36
(3710 Peachtree Road)

1. There will be no gate at the entry to the development along Vermont Road and no gates in the wall along Vermont. This prohibition will be placed in the covenants for the development.
2. All HVAC components, trash receptacles and other structures such as satellite dishes or hot tubs will be concealed from view from Vermont Road.
3. There will be no second or third story decks, balconies or screen porches overlooking Vermont Road on the rear of the buildings along Vermont. This condition will not prohibit small "Juliet" balconies (approximately 12 – 18 inches wide) on such units.
4. The units shall not exceed a height of 51 feet. The square footage of the units will be limited to that specified on the site plan.
5. There will be no vehicular access between this property and any adjacent property.

Z-04-36

LEGAL DESCRIPTION OF LAND



All that tract or parcel of land lying and being in Land Lot 10 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Peachtree Road and Vermont Road and running thence Southwesterly along the Northerly side of Peachtree Road one hundred fifty (150) feet to a point; running thence Northwesterly, parallel to Vermont Road, three hundred (300) feet to a point; running thence Northeasterly, parallel to Peachtree Road, one hundred forty-seven and six tenths (147.6) feet to the Westerly side of Vermont Road; running thence Southeasterly along the Westerly side of Vermont Road three hundred (300) feet to the Northerly side of Peachtree Road at the point of beginning.

04-0901
(Do Not Write Above This Line)

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-36

AN ORDINANCE TO REZONE FROM THE
RG-2 (RESIDENTIAL GENERAL-SECTOR 2
DISTRICT TO THE RG-3 (RESIDENTIAL
GENERAL-SECTOR 3 DISTRICT,
PROPERTY LOCATED AT 3710

PEACHTREE ROAD, N.E. FRONTING
150 FEET ON THE NORTHERLY SIDE OF
PEACHTREE ROAD BEGINNING AT THE
NORTHWEST CORNER OF VERMONT ROAD.

DEPTH: 300 FEET
AREA: 1.03 ACRES
LAND LOT 10, 17TH DISTRICT, FULTON
COUNTY, GEORGIA

OWNER: KATHERYN T. BRIDGES, ET AL
APPLICANT: 3714 VERMONT
ASSOCIATES, LLC

BY: CARL E. WESTMORELAND JR.,
ATTNY

NPU 'B' COUNCIL DISTRICT 7

As Amended

ADOPTED BY

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

SEP 07 2004

COUNCIL

Date Referred 5/17/2004

Referred To: ZRB & Zoning

Date Referred _____

Referred To: _____

Date Referred _____

Referred To: _____

First Reading
Committee Date 5/17/2004
Chair [Signature]
Referred To [Signature]

Committee Zoning
Date 5/17/2004
Chair [Signature]
Action Fav, Adv, Hold (see rev. side)
Other

Members
[Signatures]

Refer To _____

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 _____

Refer To _____

Committee _____

Date _____

Chair _____

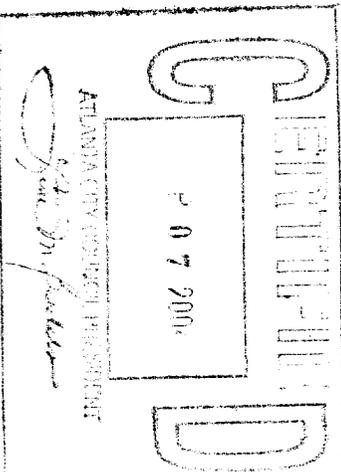
Action Fav, Adv, Hold (see rev. side)
Other

Members _____

Refer To _____

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

CERTIFIED



MAYOR'S ACTION

APPROVED
[Signature]
MAYOR