

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-69 *03-0-1988*
1-8-04

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 532-534 E. Paces Ferry Road, NE be changed from the R-LC (Residential-Limited Commercial) District, to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 61 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 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 zoning district regulations. District regulation variances can be approved only by application of the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now of 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SECTION 4: That all ordinances or parts of ordinances with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughkin Johnson
Municipal Clerk, CMC

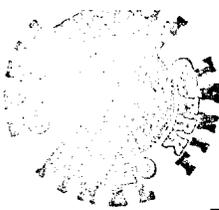
ADOPTED by the Council
APPROVED by the Mayor

FEB 02, 2004
FEB 10, 2004



Conditions for Z-03-69

1. The density of the development shall not exceed 31,246 square feet heated and not to include garages.
2. The height of the building shall not exceed three stories (2 levels over parking) or 41' to the eave.
3. Developer agrees to use permeable paving material where appropriate on the perimeter of the parking lot to save existing trees.
4. The building shall be located as indicated on the site plan to provide good pedestrian orientation to the East Paces Ferry Road with no parking in front of the building.
5. Parking to be located below and to the rear of the building to screen parking from East Paces Ferry Road.
6. Detention shall be located underground.
7. Developer agrees to work with a qualified landscape architect to take all reasonable measure to save the 27 inch live oak located along the frontage of East Paces Ferry Road.



532 and 534 East Paces Ferry Road
Project No.: 03045
Legal Description



Land Lot 61 of the 17th District of Fulton County, Georgia, and being Lot No. 51 and 52 of the Hedgerows Heights Subdivision, more particularly described as follows:

BEGINNING at a point on the northern side of East Paces Ferry Road Three hundred eighty-five (385) feet westerly from the corner formed by the intersection of the northern side of East Paces Ferry Road and the western side of Piedmont Road; running thence westerly along the northern side of East Paces Ferry Road One hundred twenty-eight and ninety-three one hundredths (128.93) feet; thence northwesterly along the western line of Lot No. 52, Three hundred nine and thirty-one one hundredths (309.31) feet; thence northeasterly One hundred twenty-one and thirty-two on hundredths (121.32) feet; thence southeasterly along the western lines of Lots 1, 2, 3, and 4 of said Subdivision three hundred eighteen and two one hundredths (318.02) feet to the northern side of East Paces Ferry Road at the point of beginning; being improved property having a house thereon know as No. 532 and 534 East Paces Ferry Road, according to the present numbering of houses in the City of Atlanta, Georgia.

RCS# 5384
2/02/04
3:07 PM

Atlanta City Council

Regular Session

MULTIPLE

03-0-1988; Z-03-69
03-0-1996; Z-03-78
ADOPT ON SUB

YEAS: 9
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 7
EXCUSED: 0
ABSENT 0

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

MULTIPLE

03-0-1988

(Do Not Write Above This Line)

AN ORDINANCE Z-03-69
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-LC (RESIDENTIAL-LIMITED COMMERCIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 532-534 E. PACES FERRY ROAD, N.E., FRONTING 128.93 FEET ON THE NORTHERLY SIDE OF E. PACES FERRY ROAD BEGINNING 385 FEET WESTERLY FROM THE NORTHWEST CORNER OF PIEDMONT ROAD. DEPTH: 318.02 FEET; AREA: .88 ACRE; LAND LOT 61, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: EDWARD DAUGHERTY ET AL
APPLICANT: PARKSIDE PARTNERS, INC.
BY: WILLIAM WOODSON GALLOWAY,
ATTY
NPU-B COUNCIL DISTRICT 7

ADOPTED BY

FEB 0 2 2004

COUNCIL

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

Date Referred 11/17/03

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

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 Readings
 3rd

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
FEB 0 2 2004
Randy Daugherty Johnson
MUNICIPAL CLERK

CERTIFIED
FEB 0 2 2004
Randy Daugherty Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

FEB 1 0 2004

Mayor Frank
MAYOR