



04-0-0458

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-10
1-27-04

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 1891 Evans Drive, S.W. be changed from the I-2 (Heavy Industrial) District to the R-4-C (Single-Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 122 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.

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.

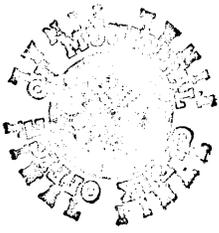
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

Jan 03, 2005
Jan 10, 2005



CONDITIONS 1891 EVANS DRIVE

Z-04-10

1. The I-2 portion of the Property will be rezoned to R4 and the entire Property developed under the R4 classification.
2. There shall be no vinyl or aluminum siding used within the development. All homes shall have exteriors of brick, stucco, stone or other masonry, Hardi-Board, clapboards, cedar shakes or shingles, or some combination of these materials.
3. The size of the homes will be from 1,140 square feet to 1,400 square feet.
4. Five (5) foot sidewalks will be installed on both sides of the street. The sidewalks will extend the full length of the street to Evans Drive and follow to the property line on each side of Evans Drive, provided they are not prohibited by the tributary buffer. The 3-foot planting strip will be installed provided it is allowed under the City's subdivision regulations.
5. The entrance to the development shall be landscaped.
6. Driveways shall be no wider than ten (10) feet between the curb and the residence and onsite parking shall be limited to the side or rear of the residence. Garage doors shall not face the street.

RCS# 6394
1/03/05
4:06 PM

Atlanta City Council

Regular Session

04-O-0458

Z-04-10 REZONE I-2 TO R-4
1891 EVANS DRIVE
ADOPT AS AMEND

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

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

04-O-0458

04-8-0458

(Do Not Write Above This Line)

AN ORDINANCE Z-04-10
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM
THE

1-2

(HEAVY INDUSTRIAL) DISTRICTS
TO THE R-4A (SINGLE-FAMILY
RESIDENTIAL) DISTRICT,
PROPERTY LOCATED AT
1891 EVANS DRIVE, S.W.
FRONTING 277 FEET ON THE
SOUTHWESTERLY SIDE OF
EVANS DRIVE BEGINNING
188.13 FEET SOUTHERLY
FROM THE SOUTHWEST
CORNER OF OSBORNE
STREET. DEPTH: 1061.36
FEET. AREA: 5.834 ACRES;
LAND LOT 122, 14TH
DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: J. MARTIN TURBIDY
APPLICANT: JOHN W. MADDEN
NPU-X COUNCIL DISTRICT **ADOPTED BY**

JAN 03 2005

**COUNCIL
AS AMENDED**

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

Date Referred 3/15/2004

Referred To: ZRR & Zoning

First Reading
Committee CALLING
Date SEP 1 2004
Chair [Signature]

Committee ZONING
Date SEP 1 2004
Chair [Signature]

Action:
Fav, Adv, Held (see rev. side)
Others:

Members

Refer To

Committee

Date

Chair

Action:
Fav, Adv, Held (see rev. side)
Others:

Members

Refer To

Committee

Date

Chair

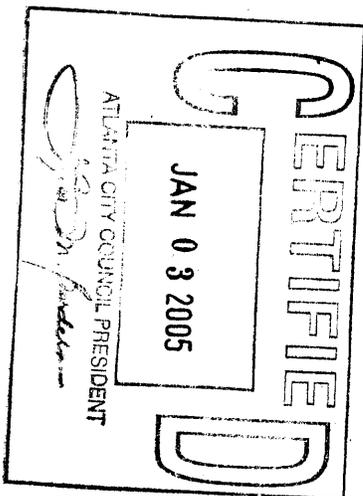
Action:
Fav, Adv, Held (see rev. side)
Others:

Members

Refer To

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

CERTIFIED



MAYOR'S ACTION

APPROVED

MAYOR

[Signature]
JAN 16 2005