



City Council  
Atlanta, Georgia

AN *AMENDMENT* ORDINANCE  
BY: ZONING COMMITTEE

**05-O-0867**  
Z-05-35  
Date Filed: 4-12-05

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 **385 Joseph E. Lowery Boulevard, N.W.**, be changed from the R-5 (Single Family Residential) District to the RG-3- C (Residential General Sector 3 Conditional) District, to wit:

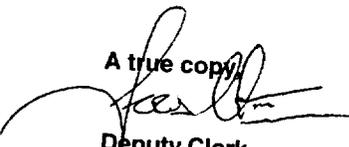
ALL THAT TRACT or parcel of land lying and being Land Lot 111, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description.

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 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.

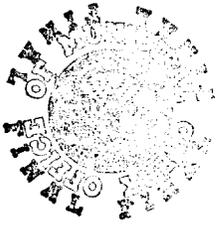
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

  
Deputy Clerk

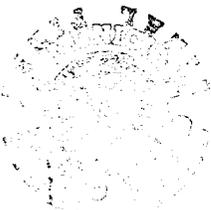
ADOPTED as amended by the Council  
APPROVED by the Mayor

JUL05, 2005  
JUL12, 2005



**Conditions for Z-05-35  
385 Joseph E. Lowery Blvd**

1. Site plan submitted by the applicant for 385 Joseph E. Lowery Blvd. received by the Bureau of Planning on 04/12/05.
2. F.A. R. not to exceed 0.40



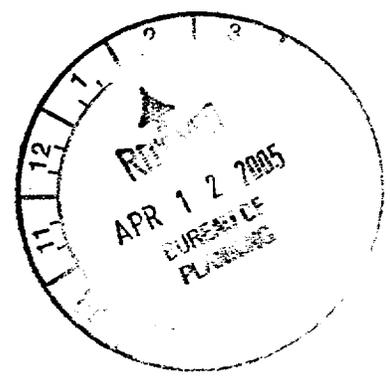
Legal Description  
385 Joseph E. Lowery B  
Atlanta, GA 30314

TI L006950 / Howard

Exhibit A

All that tract or parcel of land lying and being in Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the northeast corner of the east right of way line of Ashby Street (60 foot right of way), and the north right of way line of Proctor Street (40 foot right of way), running thence north along the east right of way line of Ashby Street 156.5 feet to an iron pin; thence east 125 feet to an iron pin; thence south 157 feet to the north right of way line of Proctor Street; thence west along the north right of way line of Proctor Street 125 feet to the point of beginning; being improved city property and known as No. 385 Ashby Street, S.W., according to the present system of numbering houses in the City of Atlanta, Georgia, and being more particularly described in that plat of survey for Gerald W. Fudge and Charles W. Hawthorne, dated February 26, 1982, by Josh L. Lewis, Georgia Land Surveyor.



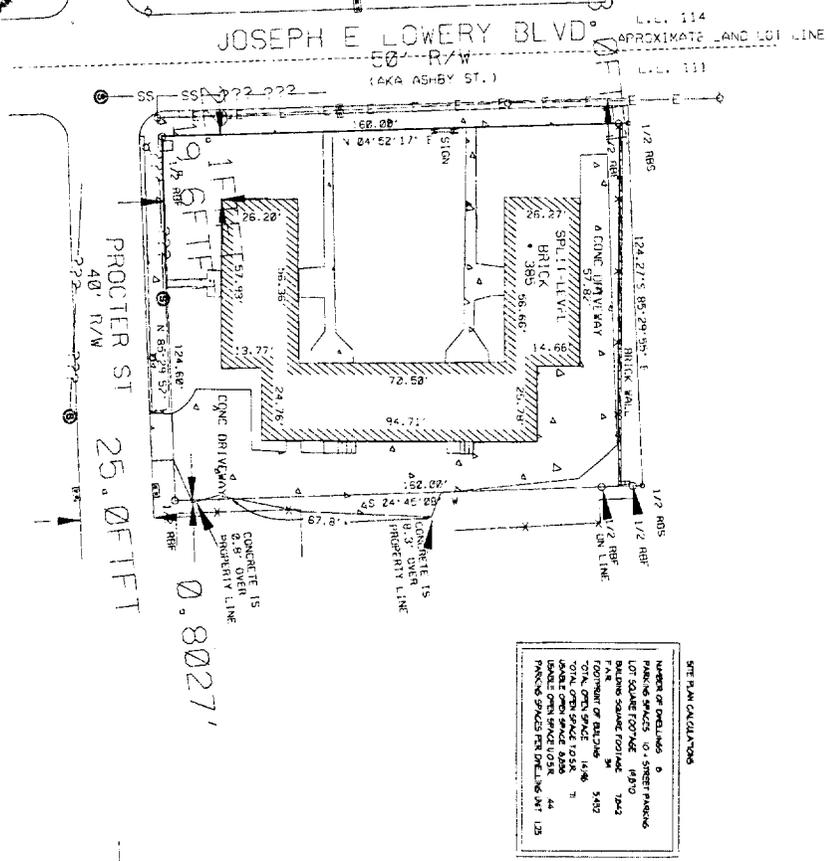
2-05-35

# MULTI-FAMILY HOUSING REHABILITATION

385 JOSEPH E. LOWERY BLVD  
ATLANTA, GEORGIA 30314

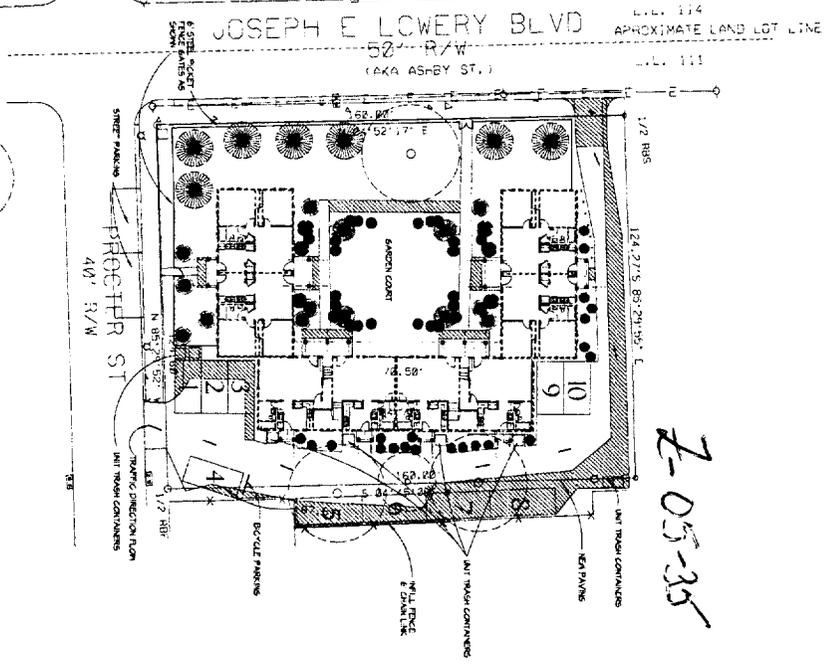


7-05-35



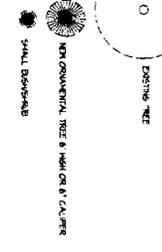
SITE PLAN CALCULATIONS

NUMBER OF BUILDINGS	2
PARKING SPACES - 0.5 - STREET PARKING	1
LOT SQUARE FOOTAGE	14,910
BUILDING SQUARE FOOTAGE	7,842
FOOTPRINT OF BUILDING	7,842
TOTAL OPEN SPACE	7,068
TOTAL OPEN SPACE TO USE	14,467
MINIMUM OPEN SPACE PER UNIT	44
PARKING SPACES PER DWELLING UNIT	1.25



1 EXISTING SITE PLAN  
SCALE: 1" = 20'-0"

2 REVISED SITE PLAN  
SCALE: 1" = 20'-0"



<p>CAROLYN S. MASSEY ARCHITECT</p>		<p>CM</p>		<p>LANE ARCHITECTS</p>		<p>MULTIFAMILY HOUSING REHABILITATION</p>		<p>CONSULTANT</p>		<p>REVISIONS</p>		<p>DATE 04/2/05</p>		<p>PROJECT NUMBER 0510</p>		<p>SHEET TITLE SITE PLAN</p>		<p>SHEET NUMBER CS</p>	
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RCS# 6826  
7/05/05  
3:33 PM

Atlanta City Council

Regular Session

MULTIPLE            05-O-0880 05-O-0869 05-O-0867 05-O-0868  
                      05-O-0857 05-O-0858 05-O-0535  
                          ADOPT AS AMEND

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

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

MULTIPLE

05-0-0867

(Do Not Write Above This Line)

AN ORDINANCE Z-05-35  
BY: ZONING COMMITTEE

An Ordinance to rezone from the R-5 (Single Family Residential) District to the RG-3 (Residential General Sector 3) District, property located at 385 Joseph E. Lowery Boulevard, N.W., fronting approximately 160 feet on the east side of Joseph E. Lowery Boulevard (f.k.a. Ashby Street) and approximately 124.6 on the north side of Proctor Street. Property is located at the northeast corner of the intersection of Joseph E. Lowery Boulevard and Proctor Street. Depth varies. Area: .457 acres; Land Lot 111, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: GANI HABARA II, LLC  
APPLICANT: TONYA M. WILLIAMS  
NPU-L COUNCIL DISTRICT 3

AS AMENDED

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

Date Referred 5-16-2005

Referred To: ZRB & Zoning

Date Referred

Referred To: ADOPTED BY

Date Referred JUL 05 2005

Referred To:

COUNCIL

First Reading

Committee ZONING  
Date 5/17/2005  
Chair Tonya Williams  
Referred To 385 Joseph E. Lowery Blvd

ZC Committee

Date 5/25/2005

Chair Tonya Williams

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

45 Action

Members

C. T. Martin

Gayle Woodard  
Paula Stephenson

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

JUL 05 2005

CERTIFIED  
JUL 05 2005  
MAYOR'S ACTION

MAYOR'S ACTION

Mary Kay Frankel  
MAYOR