



City Council
Atlanta, Georgia

04-O-2305

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-140
Date Filed: 11-09-04.

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 **1761 Flat Shoals Road, S.E. (a.k.a. 1031 Leah Lane)** be changed from the R-4 (Single-Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

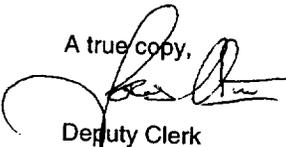
ALL THAT TRACT or parcel of land lying and being in Land Lots 146 & 147 of the 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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 by the Council
APPROVED by the Mayor

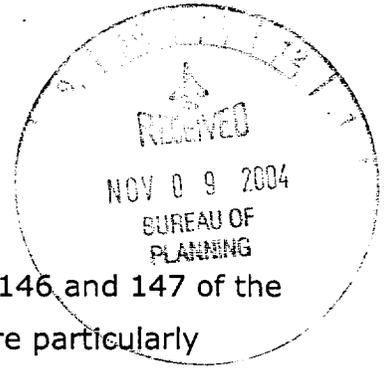
February 7, 2005
February 14, 2005



**Conditions for Z-04-140
1761 Flat Shoals Road**

1. The site plan submitted by the applicant for 1761 Flat Shoals Road, S.E. (a.k.a. 1031 Leah Lane) and marked received by the Bureau of Planning on 11/09/04.
2. The name of the street through the project will be Russell.
3. Sidewalks are to be continued from Russell to Paoli.
4. From Paoli to the first houses in the site plan, there will be a five (5) feet green space between the curb and the sidewalk to allow adequate space for tree planting.

Z-04-140



LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 146 and 147 of the 15th Land District of DeKalb County, Georgia, which tract is more particularly described as follows:

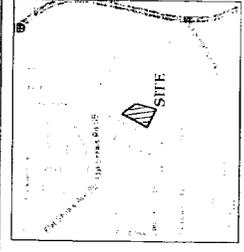
To find the Point of Beginning, Commence at the corner of Land Lots 142, 143, 146 and 147 and running along the West line of Land Lot 147 North 00 degree 15 minutes 40 seconds East a distance of 1517.51 feet to a point, said point being the Point of Beginning.

Thence South 89 degrees 58 minutes 50 seconds West, a distance of 155.07 feet to a point;
Thence North 89 degrees 25 minutes 31 seconds West, a distance of 367.13 feet to a point;
Thence South 88 degrees 49 minutes 51 seconds West, a distance of 43.28 feet to a point;
Thence North 27 degrees 15 minutes 33 seconds East, a distance of 797.40 feet to a point;
Thence South 62 degrees 41 minutes 16 seconds East, a distance of 125.00 feet to a point;
Thence South 27 degrees 37 minutes 11 seconds West, a distance of 5.00 feet to a point;
Thence South 57 degrees 31 minutes 32 seconds East, a distance of 111.63 feet to a point;
Thence South 00 degrees 15 minutes 40 seconds West, a distance of 284.06 feet to a point;
Thence South 83 degrees 44 minutes 50 seconds East, a distance of 36.32 feet to a point;
Thence South 00 degrees 15 minutes 30 seconds West, a distance of 123.73 feet to a point at the beginning of a curve;
Thence along a curve to the right having a radius of 211.00 feet and a distance of 3.11 feet, said curve being subtended by a chord with bearing and distance of South 82 degrees 12 minutes 44 seconds East 3.11 feet to a point;
Thence South 81 degrees 47 minutes 28 seconds East tangent to said curve, a distance of 97.67 feet to a point of cusp on a curve;
Thence along a curve to the left having a radius of 525.00 feet and a distance of 50.09 feet, said curve being subtended by a chord with bearing and distance of South 11 degrees 13 minutes 57 seconds West 50.07 feet to a point;
Thence North 81 degrees 47 minutes 28 seconds West, a distance of 95.03 feet to a point at the beginning of a curve tangent to said line;
Thence along a curve to the left having a radius of 161.00 feet and a distance of 22.28 feet, said curve being subtended by a chord with bearing and distance of North 85 degrees 45 minutes 16 seconds West 22.26 feet to a point;
Thence North 89 degrees 43 minutes 04 seconds West tangent to said curve, a distance of 10.09 feet to a point;
Thence South 00 degrees 15 minutes 40 seconds West, a distance of 129.92 feet to a point, said point being the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record, said property contains 6.26 acres, more or less.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING DISTANCE
C-1	3.11	211.00	S82°12'44"E 3.11



GENERAL NOTES

1. Developer: D.C. WOODLEY AND ASSOCIATES, ALBANY, GEORGIA 31707
2. Engineer: G-8 ENGINEERING, INC., 517 Chestnut Street, NORCROSS, GEORGIA 30093
3. The field notes, plat, and other data shown on this plan were obtained from a survey by D.C. WOODLEY AND ASSOCIATES, INC., dated March 25, 2003, containing from a survey by G-8 ENGINEERING, INC., dated March 20, 2003, and from a survey by G-8 ENGINEERING, INC., dated March 20, 2003, and from a survey by G-8 ENGINEERING, INC., dated March 20, 2003, and from a survey by G-8 ENGINEERING, INC., dated March 20, 2003.
4. This property is located in Block 148 of the 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 305th, 306th, 307th, 308th, 309th, 310th, 311st, 312nd, 313th, 314th, 315th, 316th, 317th, 318th, 319th, 320th, 321st, 322nd, 323rd, 324th, 325th, 326th, 327th, 328th, 329th, 330th, 331st, 332nd, 333rd, 334th, 335th, 336th, 337th, 338th, 339th, 340th, 341st, 342nd, 343rd, 344th, 345th, 346th, 347th, 348th, 349th, 350th, 351st, 352nd, 353rd, 354th, 355th, 356th, 357th, 358th, 359th, 360th, 361st, 362nd, 363rd, 364th, 365th, 366th, 367th, 368th, 369th, 370th, 371st, 372nd, 373rd, 374th, 375th, 376th, 377th, 378th, 379th, 380th, 381st, 382nd, 383rd, 384th, 385th, 386th, 387th, 388th, 389th, 390th, 391st, 392nd, 393rd, 394th, 395th, 396th, 397th, 398th, 399th, 400th, 401st, 402nd, 403rd, 404th, 405th, 406th, 407th, 408th, 409th, 410th, 411st, 412nd, 413th, 414th, 415th, 416th, 417th, 418th, 419th, 420th, 421st, 422nd, 423rd, 424th, 425th, 426th, 427th, 428th, 429th, 430th, 431st, 432nd, 433rd, 434th, 435th, 436th, 437th, 438th, 439th, 440th, 441st, 442nd, 443rd, 444th, 445th, 446th, 447th, 448th, 449th, 450th, 451st, 452nd, 453rd, 454th, 455th, 456th, 457th, 458th, 459th, 460th, 461st, 462nd, 463rd, 464th, 465th, 466th, 467th, 468th, 469th, 470th, 471st, 472nd, 473rd, 474th, 475th, 476th, 477th, 478th, 479th, 480th, 481st, 482nd, 483rd, 484th, 485th, 486th, 487th, 488th, 489th, 490th, 491st, 492nd, 493rd, 494th, 495th, 496th, 497th, 498th, 499th, 500th, 501st, 502nd, 503rd, 504th, 505th, 506th, 507th, 508th, 509th, 510th, 511st, 512nd, 513th, 514th, 515th, 516th, 517th, 518th, 519th, 520th, 521st, 522nd, 523rd, 524th, 525th, 526th, 527th, 528th, 529th, 530th, 531st, 532nd, 533rd, 534th, 535th, 536th, 537th, 538th, 539th, 540th, 541st, 542nd, 543rd, 544th, 545th, 546th, 547th, 548th, 549th, 550th, 551st, 552nd, 553rd, 554th, 555th, 556th, 557th, 558th, 559th, 560th, 561st, 562nd, 563rd, 564th, 565th, 566th, 567th, 568th, 569th, 570th, 571st, 572nd, 573rd, 574th, 575th, 576th, 577th, 578th, 579th, 580th, 581st, 582nd, 583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 681st, 682nd, 683rd, 684th, 685th, 686th, 687th, 688th, 689th, 690th, 691st, 692nd, 693rd, 694th, 695th, 696th, 697th, 698th, 699th, 700th, 701st, 702nd, 703rd, 704th, 705th, 706th, 707th, 708th, 709th, 710th, 711st, 712nd, 713th, 714th, 715th, 716th, 717th, 718th, 719th, 720th, 721st, 722nd, 723rd, 724th, 725th, 726th, 727th, 728th, 729th, 730th, 731st, 732nd, 733rd, 734th, 735th, 736th, 737th, 738th, 739th, 740th, 741st, 742nd, 743rd, 744th, 745th, 746th, 747th, 748th, 749th, 750th, 751st, 752nd, 753rd, 754th, 755th, 756th, 757th, 758th, 759th, 760th, 761st, 762nd, 763rd, 764th, 765th, 766th, 767th, 768th, 769th, 770th, 771st, 772nd, 773rd, 774th, 775th, 776th, 777th, 778th, 779th, 780th, 781st, 782nd, 783rd, 784th, 785th, 786th, 787th, 788th, 789th, 790th, 791st, 792nd, 793rd, 794th, 795th, 796th, 797th, 798th, 799th, 800th, 801st, 802nd, 803rd, 804th, 805th, 806th, 807th, 808th, 809th, 810th, 811st, 812nd, 813th, 814th, 815th, 816th, 817th, 818th, 819th, 820th, 821st, 822nd, 823rd, 824th, 825th, 826th, 827th, 828th, 829th, 830th, 831st, 832nd, 833rd, 834th, 835th, 836th, 837th, 838th, 839th, 840th, 841st, 842nd, 843rd, 844th, 845th, 846th, 847th, 848th, 849th, 850th, 851st, 852nd, 853rd, 854th, 855th, 856th, 857th, 858th, 859th, 860th, 861st, 862nd, 863rd, 864th, 865th, 866th, 867th, 868th, 869th, 870th, 871st, 872nd, 873rd, 874th, 875th, 876th, 877th, 878th, 879th, 880th, 881st, 882nd, 883rd, 884th, 885th, 886th, 887th, 888th, 889th, 890th, 891st, 892nd, 893rd, 894th, 895th, 896th, 897th, 898th, 899th, 900th, 901st, 902nd, 903rd, 904th, 905th, 906th, 907th, 908th, 909th, 910th, 911st, 912nd, 913th, 914th, 915th, 916th, 917th, 918th, 919th, 920th, 921st, 922nd, 923rd, 924th, 925th, 926th, 927th, 928th, 929th, 930th, 931st, 932nd, 933rd, 934th, 935th, 936th, 937th, 938th, 939th, 940th, 941st, 942nd, 943rd, 944th, 945th, 946th, 947th, 948th, 949th, 950th, 951st, 952nd, 953rd, 954th, 955th, 956th, 957th, 958th, 959th, 960th, 961st, 962nd, 963rd, 964th, 965th, 966th, 967th, 968th, 969th, 970th, 971st, 972nd, 973rd, 974th, 975th, 976th, 977th, 978th, 979th, 980th, 981st, 982nd, 983rd, 984th, 985th, 986th, 987th, 988th, 989th, 990th, 991st, 992nd, 993rd, 994th, 995th, 996th, 997th, 998th, 999th, 1000th.

ZONING CLASSIFICATION:
 EXISTING: PDH
 PROPOSED: PDH

NUMBER OF DWELLING UNITS: 15
HEIGHT OF BUILDING AND STRUCTURES IN FEET: 35

NET LAND AREA: 2.42 AC.
FLOOR AREA: 6,461 S.F.
FLOOR AREA RATIO (FAR): 2.65

TOTAL OPEN SPACE (TOS): 0.84 AC.
USABLE OPEN SPACE (UOS): 0.33 AC.

NUMBER OF PARKING AND LOADING SPACES: 2 PER UNIT (PROP)

SETBACKS:
 FRONT: 20'
 SIDES: 10'
 REAR: 20'

BETWEEN BUILDINGS

PROFESSIONAL'S CERTIFICATION

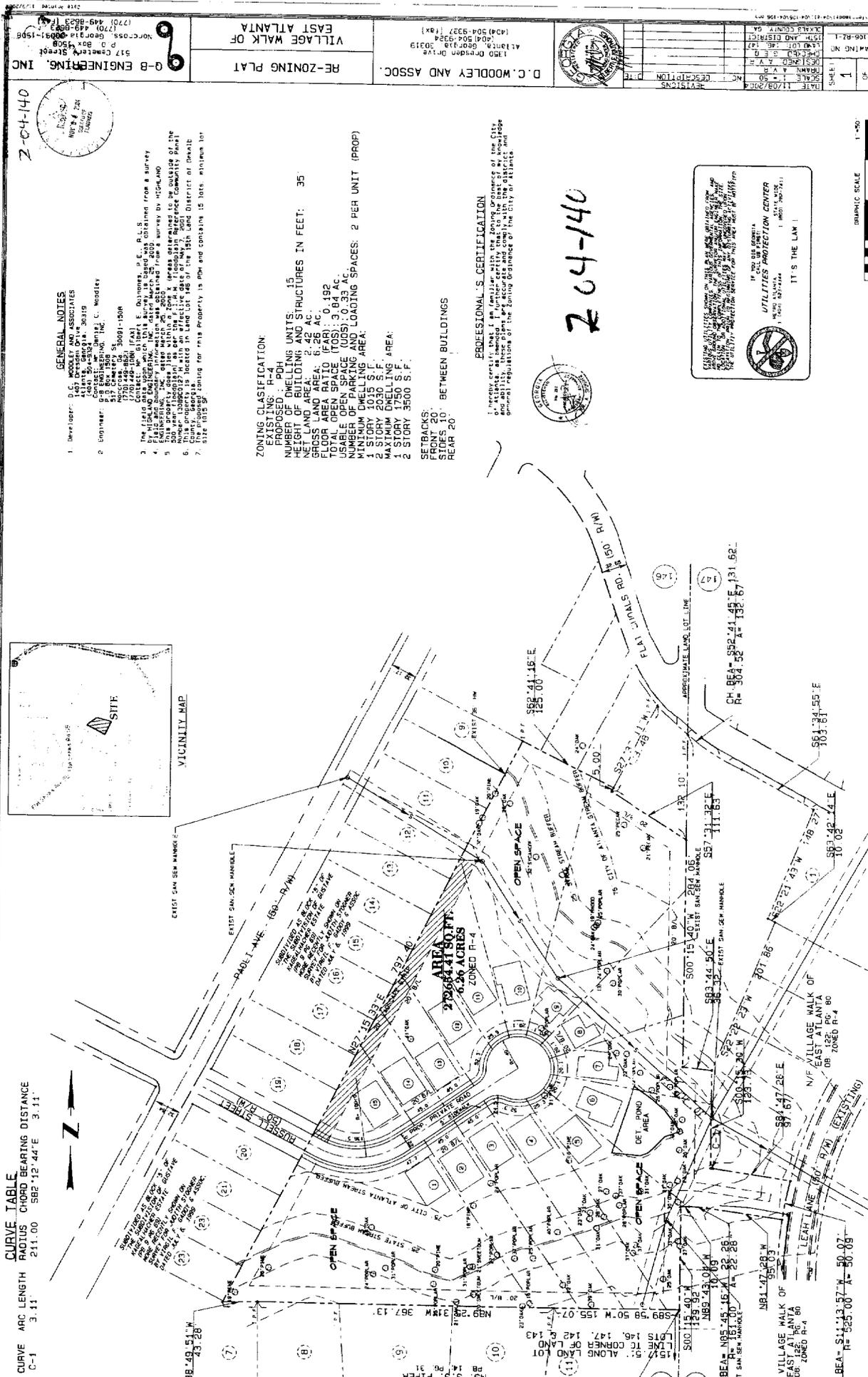
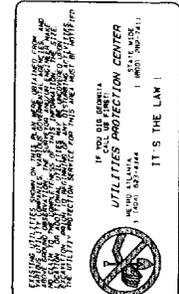
I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that I am familiar with the zoning ordinances of the City of Atlanta, Georgia, and that the proposed plan complies with the zoning regulations of the City of Atlanta.

D.C. WOODLEY AND ASSOC.
 1300 Dresden Drive
 Atlanta, Georgia 30309
 (404) 504-9327 (fax)

G-8 ENGINEERING, INC.
 517 Chestnut Street
 Norcross, Georgia 30093
 (770) 449-8923 (fax)

VILLAGE WALK OF EAST ATLANTA
 RE-ZONING PLAN

264-140



04-2305

(Do Not Write Above This Line)

AN ORDINANCE Z-04-140
 BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE PROPERTY FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 1761 FLAT SHOALS ROAD, S.E. (A.K.A. 1031 LEAH LANE) FRONTING APPROXIMATELY 50 FEET ON THE WESTERLY SIDE OF LEAH LANE APPROXIMATELY 430 FEET WEST OF THE INTERSECTION OF FLAT SHOALS ROAD AND LEAH LANE. DEPTH: VARIES; AREA: APPROXIMATELY 6.26 ACRES, LAND LOTS 146 AND 147, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.
 OWNER: DAN WOODLEY
 APPLICANT: JACOB COHEN AND DAN WOODLEY

NPU-W COUNCIL DISTRICT 5

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

Date Referred 1-3-2005

Referred To: ZRB & zoning

Date Referred **ADOPTED BY**

Date Referred FEB 07 2005

Referred To:

COUNCIL

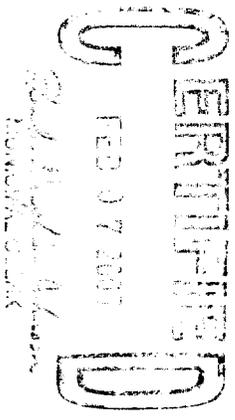
First Reading
 Committee Date 2/15/2005
 Chair [Signature]
 Referred To [Signature]

ZONING
 Date 2005
 Chair [Signature]
 Action [Signature]
 Fav, Adv, Hold (see rev. side)
 Other [Signature]
 Members [Signature]
 Refer To [Signature]

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

FEB 07 2005



MAYOR'S ACTION

[Signature]