City Council
Atlanta, Georgia

07-O-0145

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-06-134
Date Filed: 12-12-06

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 **287 Fortune Street N.E. (also known as 283 Fortune Street)** be changed from the R-G-1 (Residential General-Sector 1) District to the R4B-C (Single Family Residential-Conditional), District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-06-134 for 287 Fortune Street, N.E. (also known as 283 Fortune Street)

1. On the construction of a single family house no greater than 2500 square feet.