

City Council  
Atlanta, Georgia

**07-0-2528**

**Z-07-114**

Date Filed: 11-13-07

AN ORDINANCE  
BY: ZONING COMMITTEE

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 **1022 Northside Drive, N.W.**, be changed from the I-1 (Light Industrial) District to the PD-MU (Planned Development-Mixed Use) District, to wit:

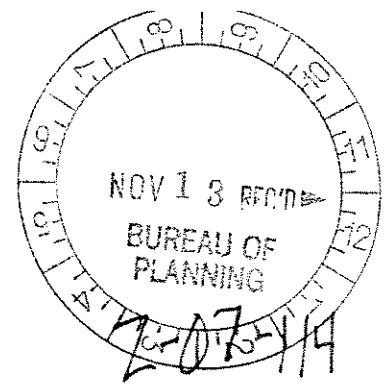
ALL THAT TRACT or parcel of land lying in Land Lots 149 and 150, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Property Description  
1022 Northside, LLC  
Eleventh Street and Northside Drive  
Fulton County, Georgia



All that tract or parcel of land lying and being in Land Lots 149 and 150 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the southerly right-of-way of Eleventh Street (a 40 foot right-of-way) with the westerly right-of-way of Northside Drive (a 90 foot right-of-way), said 1/2 inch rebar found being the **TRUE POINT OF BEGINNING**. Thence departing the said southerly right-of-way of Eleventh Street and continuing with the said westerly right-of-way of Northside Drive, South 00 degrees 19 minutes 53 seconds West, a distance of 147.21 feet to a 3/8 inch rebar found in the division line between 1022Northside, LLC (Deed Book 36194 at Page 317) on the north and east, respectively, and Tivoli 643 Holdings, LLC (Deed Book 43579 at Pages 615, 624 and 632) on the south and west, respectively; Thence departing the said westerly right-of-way of Northside Drive and continuing with the said division line the following three courses: North 87 degrees 52 minutes 45 seconds West, a distance of 99.14 feet to a 1/2 inch rebar found; Thence South 89 degrees 05 minutes 28 seconds West, a distance of 7.26 feet to a 1/2 inch rebar found; Thence North 00 degrees 41 minutes 03 seconds East, a distance of 143.63 feet to a 3/8 inch rebar found on the said southerly right-of-way of Eleventh Street; Thence continuing with the said southerly right-of-way of Eleventh Street, North 89 degrees 59 minutes 05 seconds East, a distance of 105.47 feet to a 1/2 inch rebar found at the said intersection of the said southerly right-of-way of Eleventh Street with the said westerly right-of-way of Northside Drive, said 1/2 inch rebar found being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 0.353 Acres.