

City Council
Atlanta, Georgia

07-0-2536

AN ORDINANCE
BY: ZONING COMMITTEE

U-07-39

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.05.005 (1) (b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **DAYCARE CENTER**, is hereby approved. Said use is granted to **AHAVATH ACHIM CONGREGATION, INC.** and is to be located at **600 Peachtree Battle Avenue, N.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 155, 17th 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 Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Planning
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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 17TH LAND DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY LINE OF NORTHSIDE DRIVE (50' R/W) SAID IRON PIN BEING 450.00 FEET FROM THE INTERSECTION FORMED BY THE WESTERLY RIGHT OF WAY LINE OF NORTHSIDE DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF WOODWARD WAY (50'R/W); THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTHSIDE DRIVE NORTH 01 DEGREES 30 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 639.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 60.00 FEET AND AN ARC DISTANCE OF 87.53 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 35 DEGREES 02 MINUTES 06 SECONDS WEST AND A CHORD DISTANCE OF 79.97 TO A POINT FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF PEACHTREE BATTLE AVENUE (50'R/W); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF PEACHTREE BATTLE AVENUE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 717.63 FEET AND AN ARC DISTANCE OF 90.30 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 90.24 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 1,174.07 FEET AND AN ARC DISTANCE OF 73.03 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86 DEGREES 40 MINUTES 33 SECONDS WEST AND A CHORD DISTANCE OF 73.02 FEET TO A POINT; THENCE SOUTH 84 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 182.60 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 2,479.04 FEET AND AN ARC DISTANCE OF 331.49 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 79 DEGREES 52 MINUTES 47 SECONDS WEST AND A CHORD DISTANCE OF 331.24 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 59 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 463.95 FEET TO AN IRON PIN FOUND; THENCE SOUTH 52 DEGREES 12 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 358.20 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES 08 MINUTES 08 SECONDS EAST FOR A DISTANCE

