

Municipal Clerk
Atlanta, Georgia

A RESOLUTION

BY: COUNCILMEMBER ANNE FAUVER

A RESOLUTION AUTHORIZING THE BUREAU OF PLANNING TO RECOGNISE AS A NONCONFORMING LOT OF RECORD, A LOT LOCATED AT 1523 IVERSON STREET, N.E., THAT HAS BEEN CREATED AS THE RESULT OF PREVIOUSLY ISSUED BUILDING PERMITS AND THAT PRESENTLY HAS A HOUSE LOCATED ON IT.

WHEREAS, there have been a few instances in which building permits have been issued in the past for construction of a single family house on a lot that did not conform to the Zoning Ordinance or the official City maps at the time the permits were issued; and

WHEREAS, the City issued the building permits and the former and current applicant and/or property owners have been paying property taxes on said dwelling constructed as a result of issued building permits; and

WHEREAS, a single family house now exist on this lot which the City is unable to recognize because the lot does not currently conform to the regulations of the Zoning Ordinance; and

WHEREAS, as a result of this situation the City was unable to issue building permits for repairs, alterations or redevelopment of the house located on this lot; and

WHEREAS, it is in the public interest that this lot be recognized as a nonconforming lot of record so that the present owners of the house are allowed to repair, make alterations, or redevelop it as needed or desired within the confines of the law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,

Section 1: That the Bureau of Planning is authorized to recognize a lot of record addressed as 1523 Iverson Street, N.E. and as indicated by the attached legal description as a nonconforming lot of record.

Section 2: this authorization applies only if all information submitted to the City and substantially relied upon in issuing the permits was true and correct and that the applicant did not engage in deceptive or illegal conduct in obtaining the building permits.

Section 3: Provided further that this Resolution shall apply only to the property located at 1523 Iverson Street, N.E.

File No.: B04-61079

EXHIBIT A

ALL THAT TRACT OR PARCEL Of Land Lying And Being In Land Lot 210 Of The 15th District Of Dekalb County, Georgia, More Particularly Described As Follows:

Beginning At A Point On The South Side Of Iverson Street 140 Feet West Of The Southwest Corner Of Iverson Street (Formerly Edgewood Avenue) And Mell Avenue; And Running Thence West Along The South Side Of Iverson Street 60 Feet To An Alley' Thence South Along The East Side Of Said Alley 50 Feet; Thence West Parallel With Iverson Street 60 Feet; Thence North 50 Feet To The South Side Of Iverson Street And The Point Of Beginning And Being The Same Property Conveyed To Homer A. Hash By Deed From Mrs. Ellen P. Grant Dated April 23, 1952, And Recorded At Deed Book 914, Page 251, Dekalb County, Georgia Records.