

COMMITTEE AMENDMENT FORM

DATE: 03/11/09

COMMITTEE	<u>ZONING</u>	PAGE NUM. (S)
ORDINANCE I. D. #	<u>08-O-2438</u>	SECTION (S)
RESOLUTION I. D. #	<u>09-R-</u>	PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE PLAN AMENDMENT RECEIVED BY THE BUREAU OF PLANNING 11/12/08.

AMENDMENT DONE BY COUNCIL STAFF 3/11/09

City Council
Atlanta, Georgia

08-O-2438

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-08-82
Date Filed: 11-12-08

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 2284 Alvin Drive, N.W. be changed R-4A (Single Family Residential) District to the RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 248, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

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.

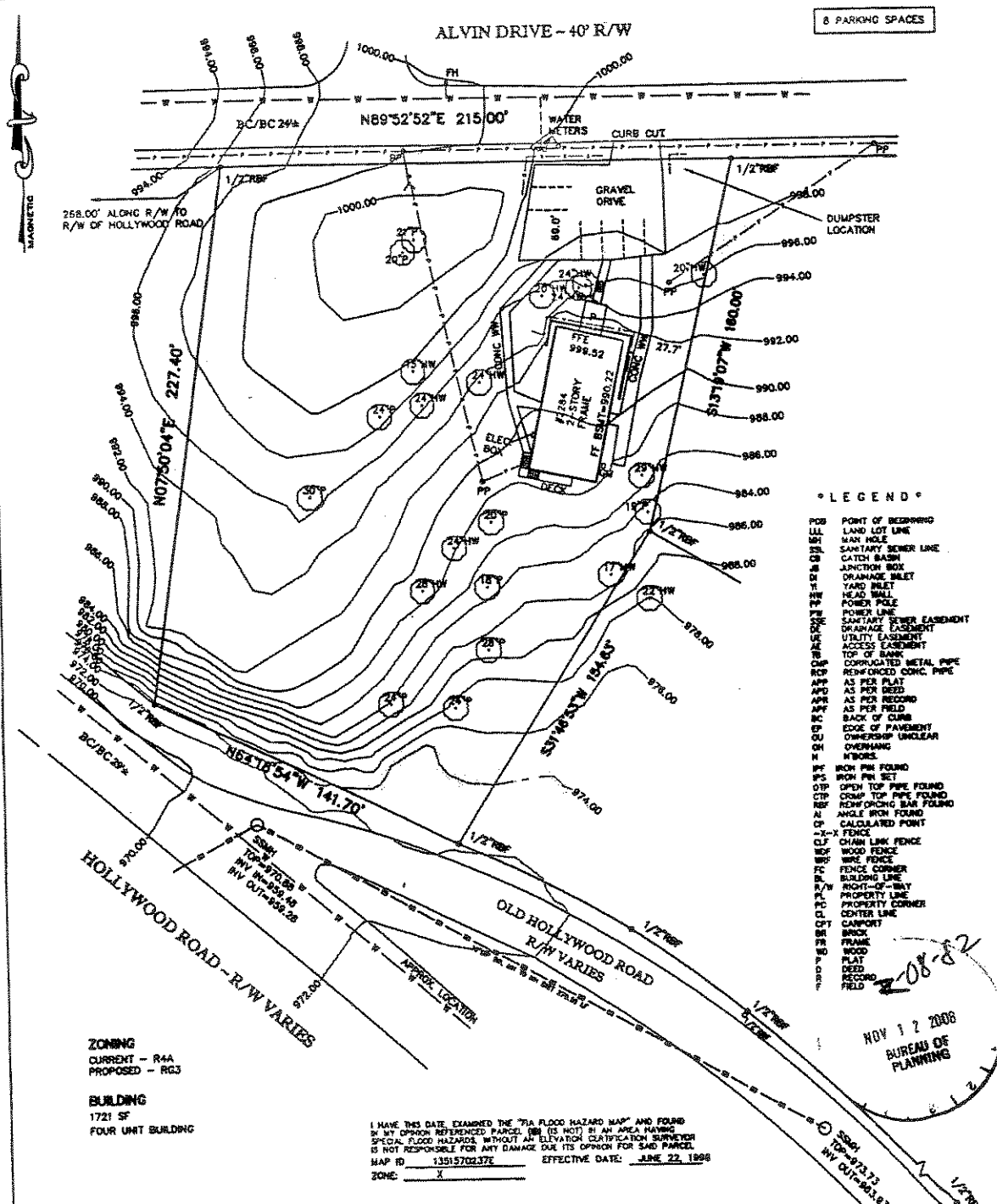
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-08-82 for 2284 Alvin Drive, N.W.

1. The survey prepared for When, LLC by Survey Land Express, Inc. dated November 10, 2008 and marked received by the Bureau of Planning November 12, 2008.

ALVIN DRIVE - 40' R/W

8 PARKING SPACES



- * LEGEND ***
- POB POINT OF BEDDING
 - LLL LAND LOT LINE
 - MH MAN HOLE
 - SSL SANITARY SEWER LINE
 - CB CATCH BASIN
 - AB ALINCTION BOX
 - DI DRAINAGE INLET
 - YI YARD INLET
 - HW HEAD WALL
 - PP POWER POLE
 - PL POWER LINE
 - SE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - AE ACCESS EASEMENT
 - TB TOP OF BANK
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONC. PIPE
 - APP AS PER PLAT
 - APD AS PER DEED
 - APR AS PER RECORD
 - APP AS PER FIELD
 - BC BACK OF CURB
 - EP EDGE OF PAVEMENT
 - OU OWNERSHIP UNCLEAR
 - ON OWNERSHIP
 - H HOBBS
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - OTF OPEN TOP PIPE FOUND
 - CTP CRIMP TOP PIPE FOUND
 - RFB REINFORCING BAR FOUND
 - AI ANGLE IRON FOUND
 - CP CALCULATED POINT
 - X-X FENCE
 - CLF CHAIN LINK FENCE
 - WFF WOOD FENCE
 - WFF WIRE FENCE
 - FC FENCE CORNER
 - BL BUILDING LINE
 - R/W RIGHT-OF-WAY
 - PL PROPERTY LINE
 - PC PROPERTY CORNER
 - CL CENTER LINE
 - CPT CANOPY
 - BR BRICK
 - FR FRAME
 - WFD WOOD
 - PLAT
 - DEED
 - RECORD
 - FIELD

ZONING
CURRENT - R4A
PROPOSED - RG3

BUILDING
1721 SF
FOUR UNIT BUILDING

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (BE) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.

MAP ID 13515702372 EFFECTIVE DATE: JUNE 22, 1998
ZONE: X

NOV 12 2008
BUREAU OF PLANNING

PROPERTY ADDRESS:
2284 ALVIN DRIVE
ATLANTA, GA 30318

PLAT PREPARED FOR:

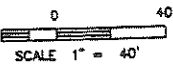
WHEN, LLC

LOT	BLOCK	UNIT
SUBDIVISION		
LAND LOT 248	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA		
FIELD WORK DATE NOV 7, 2008	PRINTED/SIGNED NOV 10, 2008	
PLAT BOOK	PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 40594	PAGE 633	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MEASUREMENT FOUND WITHIN 500' OF THIS PROPERTY.



COORD #2008138
DWG #2008138

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES COORDINATION

P.O. BOX 420316
ATLANTA, GA 30342
FAX 404-801-0941
24-HR CONTACT 404-375-2727
SurveyLandExpress@GMAIL.COM

RCS# 2656
1/05/09
3:03 PM

Atlanta City Council

SPECIAL SESSION

MULTIPLE

08-0-2437, 08-0-2438, 08-0-2439

REFER ZRB/ZONE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

City Council
Atlanta, Georgia

08-0-2438

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-82
Date Filed: 11-12-08

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 **2284 Alvin Drive, N.W.** be changed R-4A (Single Family Residential) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 248, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

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.

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 248 of the 17th District of Fulton County, Georgia, more particularly described according to survey and plat made by Gordon Halley, Engineer, dated August 13, 1948, and revised October 20, 1950, as follows: Beginning at a point on the north side of the right of way of Old Hollywood Road 490.1 feet southeast from the intersection of Hollywood Road with Alvin Drive, NW; thence running northwest 141.7 feet along the north side of the right of way of the Old Hollywood Road to an iron pin 348.4 feet from the intersection of Hollywood Road and Alvin Drive, NW; thence running north 227.4 feet to an iron pin at the south side of Alvin Drive, NW; thence running 268 feet east from the intersection of Alvin Drive, NW, with the Hollywood Road; thence running east along the south side of Alvin Drive, NW, 215 feet to the west side of a 20 foot easement alley; thence running south 160 feet along the west side of said easement alley to a curve in said alley and continuing thence 150 feet along the west side of said easement alley to the starting point. The above described property being improved with a frame shell building and being recorded in Deed Book 2847, page 56, and dated May 19, 1953, Fulton County Records.

7-08-08