

09-R-0504

Municipal Clerk
Atlanta, Georgia

A RESOLUTION

Natalyn Archibong
BY: COUNCIL MEMBER NATALYN ARCHIBONG

A RESOLUTION AUTHORIZING THE BUREAU OF PLANNING TO RECOGNIZE AS A NONCONFORMING LOT OF RECORD, A LOT LOCATED AT 362 CONNECTICUT AVENUE, 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 362 Connecticut Avenue, 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 362 Connecticut Avenue, N.E.

362 Connecticut Avenue, N.E.

Beginning at a point on the west side of Connecticut Avenue, NE 124 feet north of the northwest corner of Connecticut Avenue and Delaware Avenue; running thence westwardly 129.9 feet; thence northeasterly 46 feet; thence southeasterly 50.4 feet; thence eastwardly 63.2 feet to Connecticut Avenue; thence south along the west side of Connecticut Avenue 60 feet to the point of beginning. Said property being known as 362 CONNECTICUT AVENUE NE according to the present system of numbering property in Dekalb County, Georgia.

09-P-0504
 (Do Not Write Above This Line)

A RESOLUTION
 BY: COUNCIL MEMBER *Natalyn Archibong*
 NATALYN ARCHIBONG

A RESOLUTION AUTHORIZING THE BUREAU OF PLANNING TO RECOGNIZE AS A NONCONFORMING LOT OF RECORD, LOTS LOCATED AT 362 CONNECTICUT AVENUE, N.E., THAT HAS BEEN CREATED AS THE RESULT OF PREVIOUSLY ISSUED BUILDING PERMITS AND THAT PRESENTLY HAS A HOUSE LOCATED ON IT.

NPUN COUNCIL DISTRICT 5

First Reading
 Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee _____
 Date _____
 Chair _____
 Action
 Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____

Committee _____
 Date _____
 Chair _____
 Action
 Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____

Refer To _____

Refer To _____

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 3/16/09
 Referred To: CD/HR

Date Referred _____

Referred To: _____

Date Referred _____

Referred To: _____

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED

MAYOR'S ACTION