

Municipal Clerk  
Atlanta, Georgia

A RESOLUTION   
BY: COUNCIL MEMBER NATALYN ARCHIBONG

**A RESOLUTION AUTHORIZING THE BUREAU OF PLANNING TO RECOGNIZE AS A NONCONFORMING LOT OF RECORD, A LOT LOCATED AT 368 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 368 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 368 Connecticut Avenue, N.E.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OPEN TOP PIPE FOUND ON THE WESTERLY SIDE OF CONNECTICUT AVENUE, 151.72 FEET SOUTH ALONG THE RIGHT-OF-WAY FROM THE SOUTHWEST INTERSECTION OF CONNECTICUT AVENUE WITH MCLENDON AVENUE; RUNNING THENCE SOUTH 09 DEGREES 17 MINUTES 56 SECONDS EAST 50.39 FEET TO A CRIMP TOP PIPE; RUNNING THENCE SOUTH 80 DEGREES 12 MINUTES 00 SECONDS WEST 63.39 FEET TO AN OPEN TOP PIPE RUNNING THENCE NORTH 77 DEGREES 19 MINUTES 11 SECONDS WEST 50.42 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS WEST 21.78 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 03 DEGREES 01 MINUTES 37 SECONDS EAST 50 FEET TO AN OPEN TOP PIPE; RUNNING THENCE SOUTH 89 DEGREES 43 MINUTES 01 SECONDS EAST 122.66 FEET TO AN OPEN TOP PIPE AND THE POINT OF BEGINNING. ALL ACCORDING TO SURVEY PREPARED BY SURVEY SYSTEMS & ASSOCIATES, INC. DATED JANUARY 20, 1997, BEING PROPERTY KNOWN AS 368 CONNECTICUT AVENUE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

**09-12-0505**  
 (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 368 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.

NPU-N COUNCIL DISTRICT 5

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: \_\_\_\_\_

First Reading  
 Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Referred To \_\_\_\_\_

Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (see rev. side) Other _____ Members _____ Refer To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (see rev. side) Other _____ Members _____ Refer To _____
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Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (see rev. side) Other _____ Members _____ Refer To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (see rev. side) Other _____ Members _____ Refer To _____
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FINAL COUNCIL ACTION  
 2nd  1st & 2nd  3rd  
 Consent  V Vote  RC Vote

CERTIFIED

MAYOR'S ACTION