

10-0-0958

(Do Not Write Above This Line)

AN ORDINANCE
BY ZONING COMMITTEE Z-10-12

An Ordinance to rezone from the R-5 (Two-Family Residential) District to the NC-7 (Existing Traditional Neighborhood) District, property located at 287 and 289 Little Street, S.E. and 288 Grant Park Place, S.E., fronting approximately 120 feet on the east side of Hill Street, approximately 53.50 feet on the north side of Grant Park Place and approximately 53.5 feet on the south side of Little Street. Depth: varies. Area: approximately 0.15 acres. Land Lot 43. 14th District, Fulton County, Georgia.
OWNER: THOMAS "T.L." LEE SPANGLER
APPLICANT: DOUGLAS A. LUEDER
NPU-W
COUNCIL DISTRICT 1

ADOPTED BY
NOV 0 1 2010

COUNCIL
As Amended

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

Date Referred 06/07/10

Referred To: ZRB / ZONING

First Reading
Committee Date June 23 2010
Chair [Signature]

Committee [Signature]
Date 06/27/2010
Chair [Signature]
Actions: Fav, Adv, Held (see rev. side)
Other: AS Amended
Members [Signature]

Committee
Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members

Committee
Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members

Committee
Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members

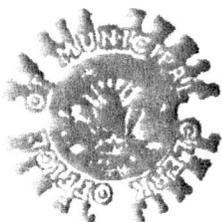
- COUNCIL ACTION
- 2nd
 - 1st & 2nd Readings
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED
NOV 0 1 2010
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
NOV 0 1 2010
Municipal Clerk [Signature]

MAYOR'S ACTION
APPROVED

NOV 1 0 2010
WITHOUT SIGNATURE
BY OPERATION OF LAW



10-O-0958

City Council
Atlanta, Georgia

Z-10-12

Date Filed: 5-11-10

AN ORDINANCE
BY ZONING COMMITTEE

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 **287 and 289 Little Street, S.E. and 288 Grant Park Place, S.E.** be changed from the R-5 (Two-Family Residential)/HD-20K (Grant Park Historic District) Districts to the NC-7 (Existing Traditional Neighborhood)/HD-20K (Grant Park Historic District) Districts, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 43, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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.

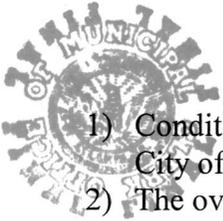
A true copy,

Rhonda Daughin Johnson
Municipal Clerk

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

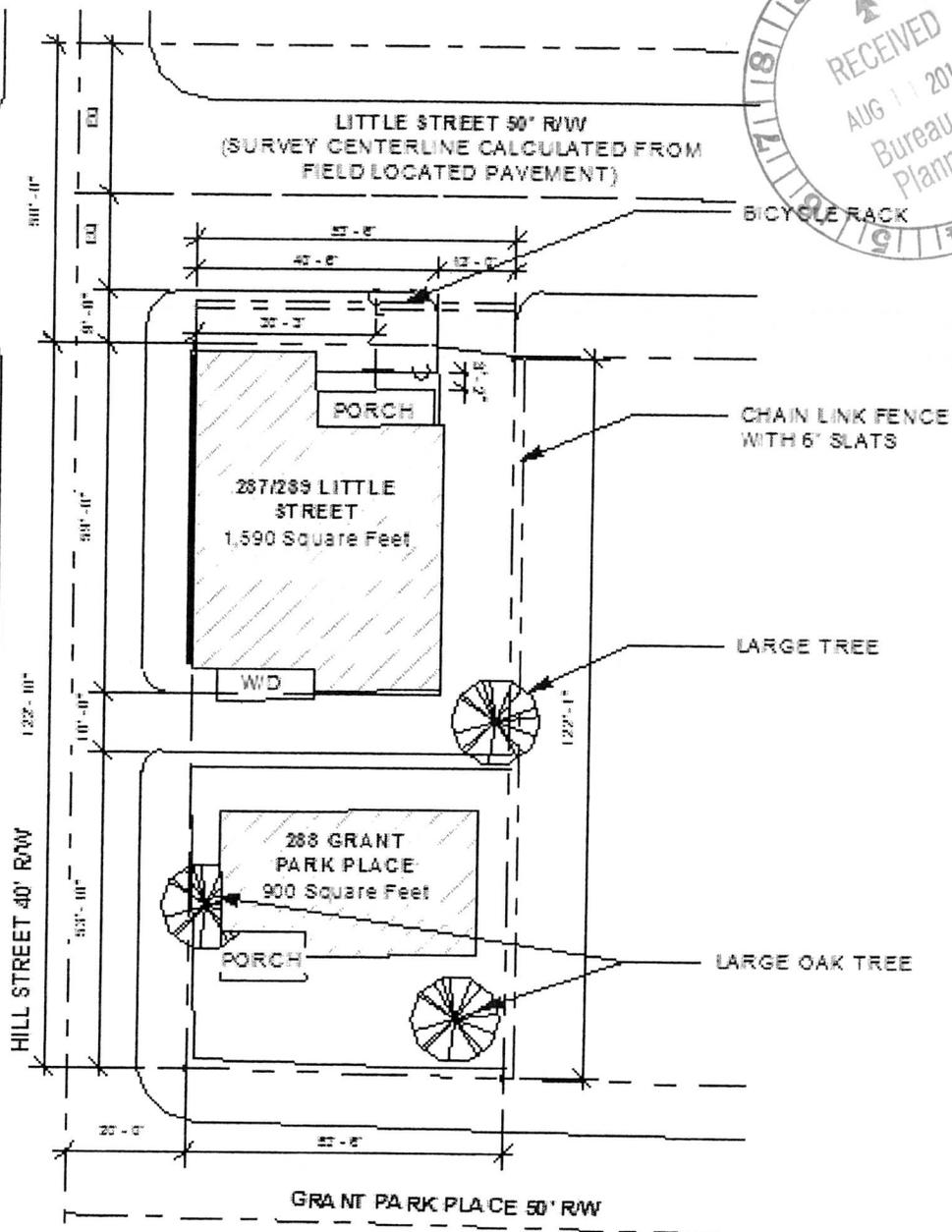
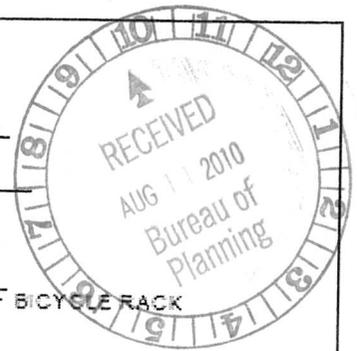
NOV 01, 2010

NOV 10, 2010



**CONDITIONS FOR Z-10-12: 287/289 LITTLE STREET, S.E.
AND 288 GRANT PARK PLACE, S.E.**

- 1) Conditioned on a site plan similar to the plan stamped received August 11, 2010 by the City of Atlanta Office of Planning.
- 2) The overall maximum FAR shall not exceed 0.50 of the net lot area.
- 3) The existing southern primary structure located at address 288 Grant Park Place shall only be used as a single or two-family residence.
- 4) The following uses shall be prohibited:
 - a. Veterinary clinics and any pet boarding facilities;
 - b. Religious worship facilities;
 - c. Eating and drinking establishments which require a grease trap or range hood;
 - d. Personal service establishments including barber shops, beauty shops and manicure/nail shops.
- 5) Any satellite dishes or telecommunication equipment shall be placed upon a rooftop and be in the location of least visibility from any public right-of-way.
- 6) No dumpsters shall be used.
- 7) Any deliveries shall occur only between the hours of 9:00 am and 5:00 pm.
- 8) Any modifications requiring replacement of the existing sidewalk shall utilize a herringbone brick pattern (as provided along Cherokee Ave. and as can be obtained from the District 1 Councilmember's office).
- 9) Any chimneys shall be attached to grade level.



- GENERAL NOTES:**
1. NO CHANGES TO STRUCTURE PROPOSED.
 2. NO TREES TO BE REMOVED OR DISTURBED
 3. 6" CODE FENCE BETWEEN ADJOINING PROPERTY
 4. 5' BIKE RACK IN FRONT OF 287/289 LITTLE ST

1 SITE PLAN - 287/289 HILL STREET
1" = 30'-0"



287/289 HILL STREET

SITE PLAN

DOUG LUEDER

Project number	LS-001
Date	8/10/10
Drawn by	M. GUNTER
Checked by	N/A

A-100

Scale 1" = 30'-0"



GEORGIA COUNTY CLERK

99 JAN 29 AM 10:30

JUANITA MICKS
CLERK OF SUPERIOR COURT

RECEIVED
MAY 1 1999
Bureau of Planning

2-10-12

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 132.00
Date 1-29-99
JUANITA MICKS
Clerk, Superior Court
By: [Signature]
Deputy Clerk

Sam F. Maguire, Jr.
The Law Offices of Sam F. Maguire
4840 Roswell Rd., Cl. B, Ste. 400
Atlanta, Georgia 30342
404/257-8885 Fax 404/257-9771

Return to:
THE LAW OFFICES OF SAM F. MAGUIRE
4840 ROSWELL ROAD, E400
ATLANTA, GA 30342
FILE #990138

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF FULTON

This Indenture made this 14th day of January, in the year One Thousand Nine Hundred Ninety-Nine, between WENDY N. GIVEN, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and THOMAS L. SPANGLER and LYNN LOMAS, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SOUTH AVENUE AND HILL STREET; THENCE EXTENDING EAST ALONG THE NORTH SIDE OF SOUTH AVENUE FIFTY-THREE AND THREE-TENTHS (53.3) FEET; THENCE NORTH ONE HUNDRED TWENTY-ONE (121) FEET, MORE OR LESS, TO THE SOUTH SIDE OF LITTLE STREET; THENCE WEST ALONG THE SOUTH SIDE OF LITTLE STREET FIFTY-TWO AND NINE-TENTHS (52.9) FEET, TO THE EAST SIDE OF SAID HILL STREET; AND THENCE SOUTH ALONG THE EAST SIDE OF HILL STREET ONE HUNDRED TWENTY (120) FEET TO THE POINT OF BEGINNING; AND BEING LOT 1 AS PER PLAT AND SALE BY STEVE R. JOHNSON AUCTIONEER; BEING IMPROVED CITY PROPERTY AND KNOWN AS NO. 349-351 LITTLE STREET, ATLANTA, GEORGIA. PROPERTY NOW KNOWN AS NOS. 287-289 LITTLE STREET AND 288 GRANT PARK PLACE, S.E.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Wendy N. Given
[Signature]
Notary Public
My commission expires: _____

Wendy N. Given (Seal)
WENDY N. GIVEN

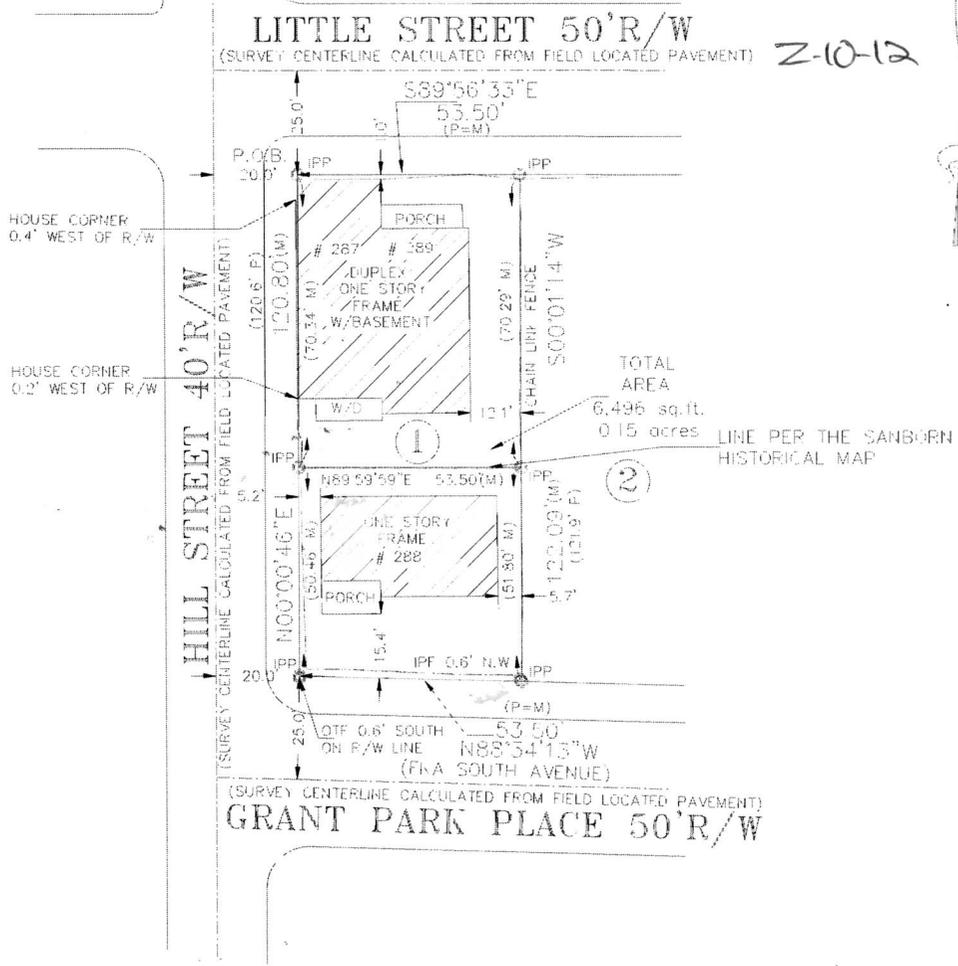
3304 26242 PAGE 094 (Seal)



- LEGEND**
- CM/P CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - REF REBAR FOUND
 - IPF IRON PIN PLACED
 - IPF IRON PIN FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - REB REBAR
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LL LAND LOT
 - M MEASURED
 - D DEED
 - P PLAT

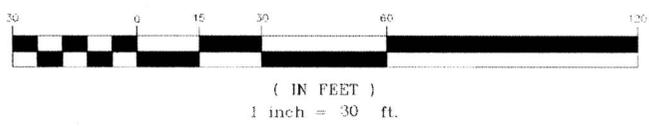
RECEIVED
MAY 11 2010
Bureau of
Planning

Z-10-12



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED

GRAPHIC SCALE



PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 03 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 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLATE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR DOUGLAS A. LUEDER		DATE	07/05/06
	OWNER / PURCHASER THOMAS L. SPANGLER & LYNN LOMAS		SCALE	1" = 30'
	LAND LOT 43	14th DISTRICT	SECTION	FULTON COUNTY, GEORGIA
	LOT 1	BLOCK	UNIT	AREA OF LOT: 6,496 S.F.
	SUBDIVISION THE EQUITABLE LOAN & SECURITY CO.			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31159-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052		

PLOTTED BY: _____ PLAT PREPARED FOR: _____ PLAT BOOK 1 PAGE 81
DEED BOOK _____ PAGE _____

RCS# 646
11/01/10
4:37 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

10-0-1475, 10-0-0958

ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
NV Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	NV Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE