City Council
Atlanta, Georgia

10- O -0206

AN ORDINANCE
BY: ZONING COMMITTEE

Z-09-58
Date Filed: 12-08-09

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 **1828 and 1836 Memorial Drive, S.E.** be changed from the RG-3-C (Residential General-Sector 3-Conditional) and R4A (Single Family Residential) to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 56, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 206 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin placed at the northwest corner of the intersection of Memorial Drive (formerly East Fair Street) and Dearborn Street (formerly Cleveland Street), thence running North 89 degrees 56 minutes 00 seconds West a distance of 208.50 feet to a 1/2 inch rebar, thence running North 00 degrees 38 minutes 00 seconds West a distance of 194.92 feet to an iron pin placed, thence running South 88 degrees 44 minutes 05 seconds East a distance of 204.92 feet to a 1/2 inch open top pipe, thence running South 01 degrees 44 minutes 10 seconds East a distance of 190.72 feet to an iron pin placed being the TRUE POINT OF BEGINNING.

The above described property contains 0.9144 acres and is more fully and particularly described by a plat of same prepared by Chester M. Smith, Jr., Registered Surveyor No. 1445 dated October 19, 1989, and for purpose of a more complete and accurate description, which plat is hereby referenced incorporated in and made a part of this description.