

11-0-0540

(Do Not Write Above This Line)

AN ORDINANCE U-11-12  
BY ZONING COMMITTEE

An Ordinance granting a Special Use Permit pursuant to Section 16-35.007 (1) (c) of the City of Atlanta Zoning Ordinance for a **DAYCARE CENTER**, property located at **1240 EUCLID AVENUE, N.E.**, property fronting approximately 429.42 feet on the north side of Euclid Avenue beginning 272 feet from the northeast corner of Moreland Avenue and Euclid Avenue. Depth: varies. Area: approximately 1.60 acres. Land Lot 240, 15<sup>th</sup> District, DeKalb County, Georgia.  
OWNER: JERICO PARTNERS LLC (DANA ARMOUR)  
APPLICANT: ERIC J. KRONBERG  
NPU- N  
COUNCIL DISTRICT 6

AS AMENDED ADOPTED BY  
JUL 05 2011  
COUNCIL

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

Date Referred 04/18/11

Referred To: ZRB/Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee Zoning  
Date MARCH 30, 2011  
Chair [Signature]  
Referred To ZRB & Zoning

Committee Zoning  
Date June 29 2011  
Chair [Signature]  
Action Fav, Adv, Hold (see rev. side)  
As Amended  
Other  
Members [Signatures]  
Refer 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

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

FINAL COUNCIL ACTION

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

CERTIFIED

CERTIFIED  
JUL 05 2011  
ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

CERTIFIED  
JUL 05 2011  
Rhonda Daughlin Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED  
JUL 14 2011  
WITHOUT SIGNATURE  
BY OPERATION OF LAW



CITY COUNCIL  
ATLANTA, GEORGIA

Municipal Clerk  
Atlanta, Georgia

11-O-0540

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

U-11-12

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-35.007 (1) (c) of the Zoning Ordinance of the City of Atlanta, a **SPECIAL USE PERMIT FOR A DAYCARE CENTER**, is hereby approved. Said use is granted to **JERICHO PARTNERS LLC (DANA ARMOUR)** to be located at **1240 EUCLID AVENUE, N.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 240, 15<sup>th</sup> District, Dekalb County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Clerk

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

July 05, 2011  
July 14, 2011



**Conditions for U-11-12 for 1240 Euclid Avenue, N.E.**

1. The special use permit shall be valid as long as the Atlanta Montessori International School operates the facility.
2. Duration shall be 5 years.
3. Daycare use is permitted in the existing church building. Any plans to expand the footprint of the church building or for the addition of a new structure for daycare use will require a site plan revision/resubmission to the Candler Park Neighborhood Organization and NPU-N for review, approval, and recommendation.
4. Daycare use shall not be permitted on this site simultaneously with multifamily residential use, and multifamily residential use shall not be permitted simultaneously on the site with daycare use.
5. The previously approved zoning site plan and conditions from Z-08-11 shall stay in affect as a permitted redevelopment option for multifamily residential use for this site if day care use is not provided.
6. Owner of the property shall engage the City of Atlanta Arborist to determine if any dead, dying, or hazardous trees are present on site. If City of Atlanta Arborist determines that any dead, dying, or hazardous trees are present on site, Owner shall coordinate their removal.

RCS# 1246  
7/05/11  
2:04 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

11-O-0696,11-O-0540

ADOPT AS AMEND

YEAS: 9  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 3

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

MULTIPLE