

12-0-0453
 (Do Not Write Above This Line)

2-12-18

AN ORDINANCE
 BY COUNCILMEMBER ALEX WAN

AN ORDINANCE TO ZONE
 PROPERTY LOCATED AT 1206
 MCLYNN AVENUE TO THE R-4
 (SINGLE FAMILY RESIDENTIAL)
 ZONING DISTRICT; AND FOR
 OTHER PURPOSES.

ADOPTED BY

JUL 0 2 2012

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred 3/19/12

Referred To Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading
 Committee _____
 Date _____
 Chair _____
 Referred To _____

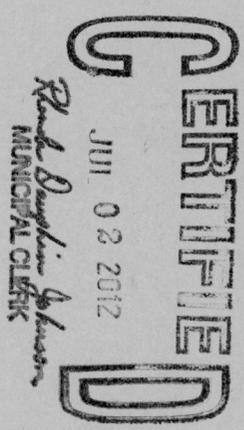
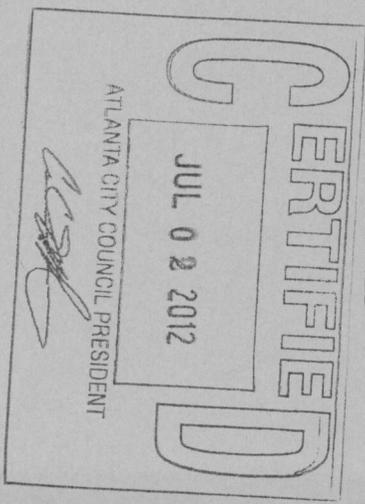
Committee Zoning
 Date JUNE 23 2012
 Chair [Signature]
 Action Fav, Adv, Hold (See rev. side)
 Other _____
 Members [Signature]

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

- FINAL COUNCIL ACTION
- 2ND
 - 1ST & 2ND
 - 3RD
- Readings
- Consent
 - V Vote
 - RC Vote



MAYOR'S ACTION

APPROVED

JUL 1 1 2012

WITHOUT SIGNATURE
 BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

12-0-0453

2-12-18

AN ORDINANCE
BY COUNCILMEMBER ALEX WAN

AN ORDINANCE TO ZONE PROPERTY LOCATED AT 1206 MCLYNN AVENUE TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, the property owner of 1206 McLynn Avenue, NE, Atlanta, GA 30306 has requested the property be annexed from DeKalb County unincorporated into the corporate boundaries of the City of Atlanta; and

WHEREAS, the property is improved with a single-family residential dwelling; and

WHEREAS, the Office of Planning recommends that upon annexation the property be zoned to the R-4 (single-family residential) zoning classification.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the official zoning map established in connection therewith be changed so that the property located at 1206 McLynn Avenue, Atlanta, GA 30306 be zoned to the R-4 (Single-Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in District 18, Land Lot 55, DeKalb County, Georgia, being more particularly described by the attached legal description and/or map incorporated herein by reference.

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 Zoning", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Office 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 be changed to conform to 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 to the extent of the conflict.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

JUL 02, 2012
JUL 11, 2012



EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LING AND BEING IN LAND LOT 55 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 29, BLOCK E, BRIARWOOD, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 137, DEKALB COUNTY RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.



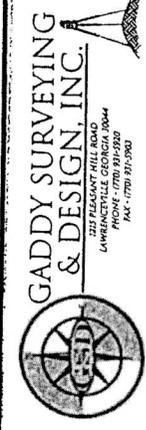
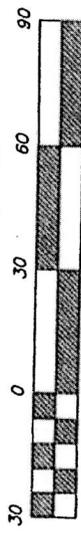
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,949 FEET AND AN ANGULAR ERROR OF 1.2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 95,487 FEET.

A NIKON DTM-420 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

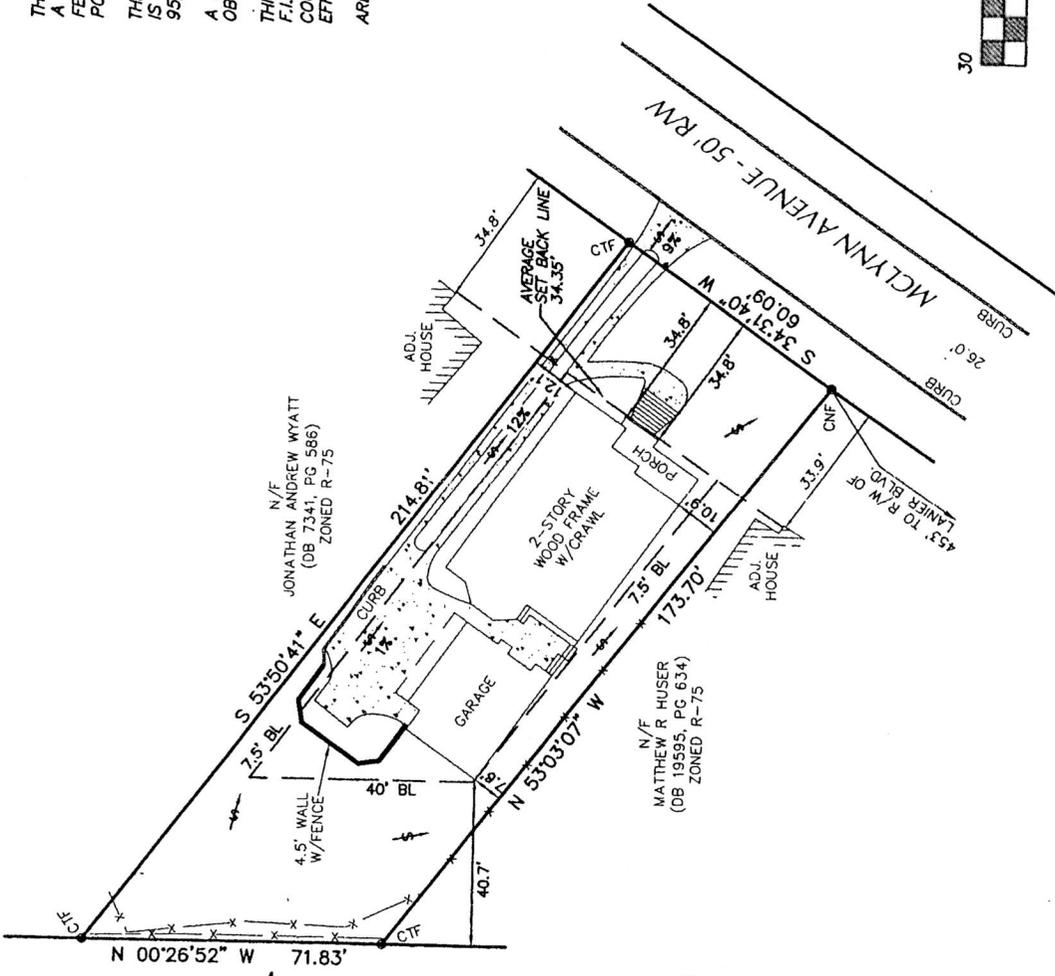
THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0062H, EFFECTIVE DATE: 08-07-2001

AREA = 0.26 ACRES

GRAPHIC SCALE



GADDDY SURVEYING & DESIGN, INC.
LAWRENCEVILLE, GEORGIA
PHONE: (770) 949-2004
FAX: (770) 949-2900



N/F RUTH A. KNOX (DB 7189, PG 30) ZONED R-3
N/F DONNA M. DENSON (DB 40105, PG 560) ZONED R-3

- LEGEND**
- PS PLY. PIN SET
 - REBAR REBAR
 - RBF REBAR FOUND
 - CTF CURB TOP FOUND
 - CNF CONCRETE MAIL FOUND
 - JB JUNCTION BOX
 - W/W WALKWAY
 - BL BUILDING LINE
 - CB CATCH BASIN
 - HW HEAVY MANHOLE
 - SSWH SEWER MANHOLE
 - 1-X-1 FENCE
 - 1-L-1 LANE LINE
 - 1-L-1 LANE LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - U.L. UNDERLINE
 - PD POWER POLE
 - DP DROP POLE
 - LP LIGHT POLE
 - EP EDGE OF PAVEMENT
 - CC CENTERLINE

BUILDING HEIGHT CALCULATIONS:
PEAK = 955.14
THRESHOLD = 921.42
BUILDING HEIGHT = 33.72'

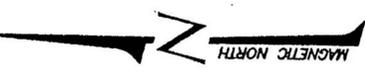
LOT COVERAGE CALCULATIONS (IN Sq.Ft.):
LOT AREA = 11,407
DWELLING AREA = 1750
GARAGE AREA = 675
DRIVEWAY AREA = 1650-400 GRASS STRIP = 1250
PORCH AREA = 150
WALKWAY AREA = 160
TOTAL IMP. AREA = 34,934.688%



PROPERTY KNOWN AS
LOT 29, BLOCK "E"
BRIARWOOD S/D
(PB 12 ~ PG 137)

SURVEY FOR
BWH HOLDINGS, LLC
1206 MCLYNN AVENUE
LAND LOT 55 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SURVEY DATES
FIELD WORK COMPLETED - DECEMBER 14, 2009
MAP PRODUCTION COMPLETED - DECEMBER 15, 2009



RCS# 2130
7/02/12
2:23 PM

Atlanta City Council

MULTIPLE

12-O-0453 AND 12-O-0780
Z-12-18 AND Z-12-22
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

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

MULTIPLE