





City Council  
Atlanta, Georgia

**12-O-0848**

**Z-12-24**

Date Filed: 5-8-12

AN AMENDED 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 **472 PAINES AVENUE, N.W.**, be changed from the R-4A (Single Family Residential) District to the RLC-C (Residential Limited-Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 111, 14<sup>th</sup> 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 suffix "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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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,

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

SEP 17, 2012  
SEP 26, 2012

Deputy Clerk



### **Conditions for Z-12-24 for 472 Paines Avenue, N.W.**

1. A privacy fence shall be erected along the north and west property lines.
2. Survey dated December 14, 2011 and marked received by the Office of Planning on May 8, 2012.
3. A landscape plan to be submitted to the Office of Planning for approval depicting landscaping along Jett Street and Paines Avenue.
4. The applicant must provide a minimum of 10 onsite parking spaces as required by Section 16-09.011 of the City of Atlanta zoning Ordinance entitled "Minimum off-street parking". Relief of the minimum parking requirement may be granted by the Board of Zoning Adjustment through application of a Special Exception to reduce parking.
5. All parking shall be provided on a paved area located onsite and in accordance with the Department of Public Works regulations.
6. Any proposed dumpster located on the subject property shall be on the west side of the existing building and shall be screened and covered.
7. Only the following non-residential uses shall be permitted on the Subject Property: offices; studios; clinics (other than veterinary); clinical laboratories.
8. The non-residential uses permitted pursuant to condition No.6 shall be subject to the following operational restrictions:
  - a. The hours of operation shall be restricted to Monday – Tuesday: 10am-4pm, Wednesday: 10am-5pm, Thursday: 11am-4pm. Friday – Sunday: Closed.
  - b. Special events and/or programs unrelated to the approved use are prohibited.
9. The following uses shall be prohibited:
  - a. Barbershops, beauty shops, and similar personal service establishments.
  - b. Restaurants, including those licensed for the on-premises consumption of alcohol.
  - c. Specialty shops such as antique stores, gift shops, boutiques, art and craft stores, and apothecary shops.
  - d. Two-family and multi-family dwellings.
  - e. Supportive housing.

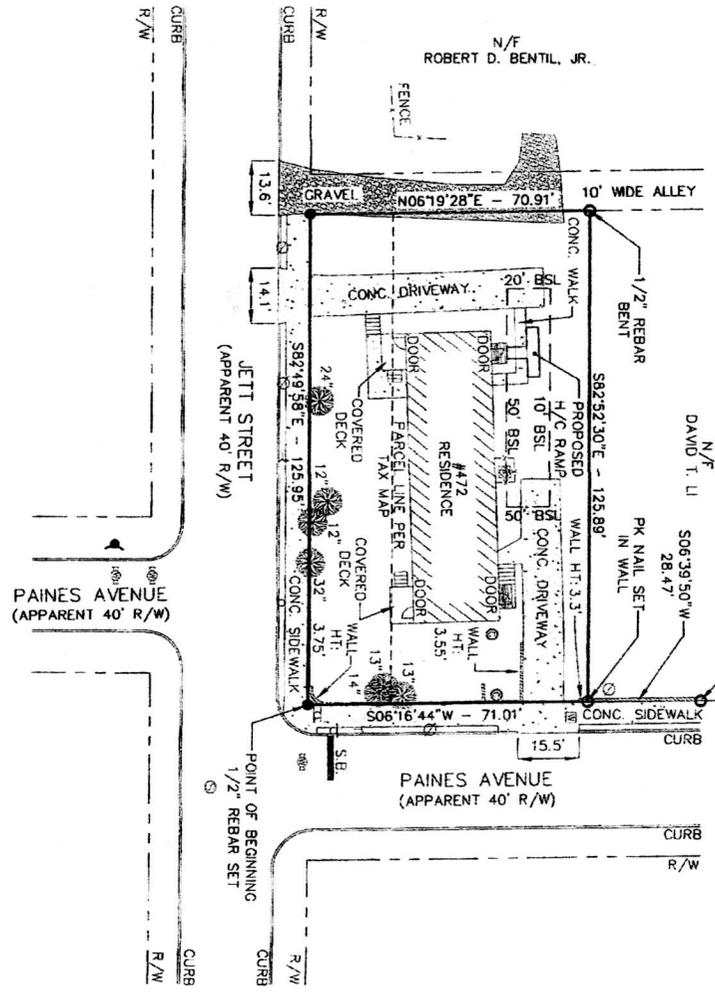


**LEGEND:**

- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- ⊗ POWER/LIGHT POLE
- ⊗ GUY WIRE
- ⊗ POWER METER
- ⊗ POWER BOX
- ⊗ A/C UNIT
- ⊗ MANHOLE
- ⊗ CLEAN OUT
- ⊗ JUNCTION BOX
- ⊗ OUTFLOW STRUCTURE
- ⊗ DRAINAGE INLET
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ CABLE BOX
- ⊗ TELEPHONE BOX
- ⊗ T.E. SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- 99- CONTOUR LINE
- B.S. BUILDING SETBACK LINE
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- OH OVERHANG
- C.B. CATCH BASIN
- DB. PAGED BOOK, PAGE
- PB. PG. PLAT BOOK, PAGE
- CONT. CANTILEVER
- HT. HEIGHT
- S.B. STOP BAR
- H/C HANDICAP

ZONING SCHEDULE  
R-3 ZONE

SETBACKS:  
FRONT 50 FT  
SIDE 10 FT  
REAR 20 FT



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

© 2012 BY BOUNDARY ZONE, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.208 ACRES / 8,994 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 41349, PAGE 150.

FIELDWORK PERFORMED ON 12/13/11.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 410,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



**BOUNDARY ZONE, INC.**  
LAND SURVEYING SERVICES

4195 SOUTH LEE STREET  
SUITE 1  
BURNED, GA 30618

235 PEACHTREE STREET NE  
SUITE 400  
ATLANTA, GA 30303

WWW.BOUNDARYZONE.COM 2255-C CANDLER DRIVE  
ALEX. NC 27523

(770) 271-5772 / (919) 363-9726

GRAPHIC SCALE - IN FEET  
0 30 60

FOR THE FIRM  
**BOUNDARY ZONE, INC.**  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

1/2/11

**GEORGIA**  
REGISTERED  
LAND SURVEYOR  
No. 2061  
CHRISTOPHER W. HODGE

**BOUNDARY SURVEY**

PREPARED FOR: NORMAN - TROUTMAN SANDERS  
LAND LOT 111, 14TH DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA - 12/14/11

MAGNETIC NORTH

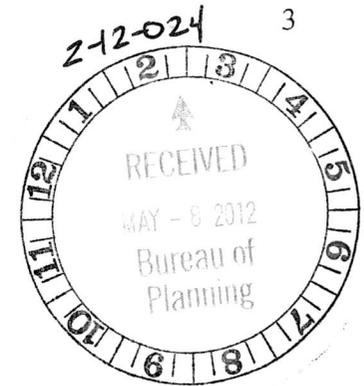
SCALE: 1"=30'

PROJECT  
1194701

SHEET  
1 OF 1



472 PAINES AVE NW ATLANTA GA 30318



## Exhibit "A"

### LEGAL DESCRIPTION

All those tracts or parcels of land lying and being in Land Lot 111 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning on the West side of Paines Avenue at a point 200 feet South of the Southwest corner of Paines Avenue and Kennedy Street; thence run South along the West side of Paines Avenue 50 feet to a point; thence, West 126 feet to a 10-foot alley; thence North along the East side of said alley 50 feet; thence East 126 feet to the West side of Paines Avenue and the Point Of Beginning; being a vacant lot known as 472 Paines Avenue, N.W. according to the present system of numbering houses in the City of Atlanta, Fulton County, GA, and being further identified as Tax Parcel No. 14-111-4-38-3.

Also included is an adjoining strip of land, contiguous to the above tract, located at the Northwest corner of Paines Avenue and Jett Street, fronting 21 feet on Paines Avenue and running back 127 feet, more or less; being a vacant strip of land known as 470 Paines Avenue according to the present system of numbering properties in the City of Atlanta, Fulton County, GA and being further identified as Tax Parcel 14-111-4-39-1; said parcel being the same tract of land as conveyed to Charlie L. Davis by deed recorded at Deed Book 3353, Page 391, Fulton County, Georgia records.

RCS# 2287  
9/17/12  
2:31 PM

Atlanta City Council

12-O-0848

REZONE 472 PAINES AVE. ; R-4A TO RLC-C  
Z-12-24; NPU-L; CD-3  
ADOPT AS AMNDED

YEAS: 15  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 0  
EXCUSED: 0  
ABSENT 1

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

12-O-0848