

12-0-1326

(Do Not Write Above This Line)

AN ORDINANCE Z-12-324
BY: ZONING COMMITTEE

An Ordinance to rezone from the MR-2 (Multifamily Residential), MR-2-C (Multifamily Residential-Conditional) and MRC-2-C (Mixed Residential Commercial-Conditional) Districts to the MRC-2-C (Mixed Residential Commercial-Conditional) District, property located at 2626 BURTZ STREET, 2590 BURTZ STREET, 2580 BURTZ STREET, 1884 HOLLYWOOD ROAD, 2633 AND 2641 BURTZ STREET, 2615 BURTZ STREET, 2622 PEYTON ROAD, 2612 PEYTON ROAD, 2614 PEYTON ROAD, 2616 PEYTON ROAD, 2597 BURTZ STREET AND 1900, 1906 AND 1910 HOLLYWOOD ROAD AND 2585 BURTZ STREET, approximately 443.6 feet on the west side of Hollywood Road beginning 78 feet from the southwest corner of Peyton Road. Depth: varies. Area: approximately 10.50 acres. Land Lot 252, 17th District, Fulton County, Georgia.
OWNER: BOLTON PARK, L.P.
APPLICANT: BOLTON PARK, L.P.
NPUD
COUNCIL DISTRICT 9

As Amended

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

Date Referred: 10/1/12
Referred To: ZRB + Zoning
Date Referred:
Referred To:
Date Referred:
Referred To:

First Reading
Committee Date: 1/16/13
Chair Referred To: ZRB + ZONING

Committee Date: 1/16/13
Chair: [Signature]
Action: [Signature]
Fav, Adv, Hold (see rev. side): [Signature]
Other: [Signature]
Members: [Signature]
Refer To: [Signature]

Committee Date:
Chair:
Action:
Fav, Adv, Hold (see rev. side):
Other:
Members:
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JAN 2 2 2013
COUNCIL
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
JAN 2 2 2013
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
JAN 2 2 2013
Municipal Clerk
[Signature]

MAYOR'S ACTION
APPROVED
JAN 3 1 2013
WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

12-O-1326

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-12-34
Date Filed: 9-11-12

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 **2626 BURTZ STREET, 2590 BURTZ STREET, 2580 BURTZ STREET, 1884 HOLLYWOOD ROAD, 2633 AND 2641 BURTZ STREET, 2615 BURTZ STREET, 2622 PEYTON ROAD, 2612 PEYTON ROAD, 2614 PEYTON ROAD, 2616 PEYTON ROAD, 2597 BURTZ STREET AND 1900, 1906 1910 AND 1914 HOLLYWOOD ROAD AND 2585 BURTZ STREET**, be changed from the MR-2 (Multifamily Residential), MR-2-C (Multifamily Residential-Conditional) and MRC-2-C. (Mixed Residential Commercial-Conditional) Districts to the MR-3-C (Multi-family Residential Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 252, 17th 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,

Deputy Municipal Clerk

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

January 22, 2013
January 31, 2013



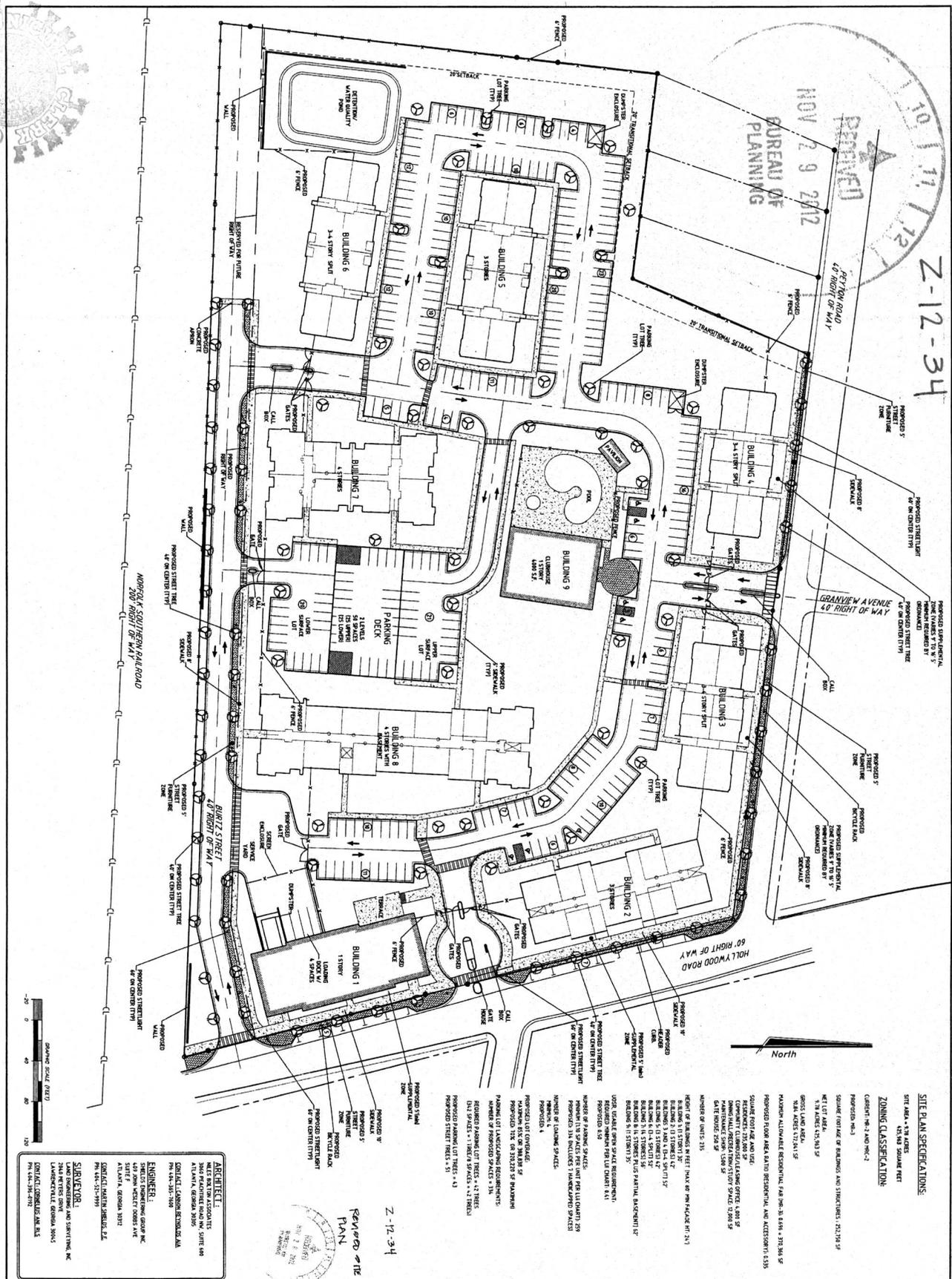
**CONDITIONS FOR Z-12-34 FOR
2626 BURTZ STREET, 2590 BURTZ STREET, 2580 BURTZ STREET, 1884
HOLLYWOOD ROAD, 2633 AND 2641 BURTZ STREET, 2615 BURTZ STREET,
2622 PEYTON ROAD, 2612 PEYTON ROAD, 2614 PEYTON ROAD, 2616
PEYTON ROAD, 2597 BURTZ STREET AND 1900, 1906 AND 1910 HOLLYWOOD
ROAD, 1914 HOLLYWOOD ROAD AND 2585 BURTZ STREET**

1. "The developer shall provide for a public east/west connection through the site in the form of, or in a manner similar to, the Burtz Street right-of-way as shown on the Site Plan titled "Bolton Park" and dated November 28, 2012.
2. The number of residential units on the property shall not exceed 235 units.
3. All buildings shall have a maximum of four (4) stories. The front facades of the buildings along Peyton Road shall not exceed three (3) stories.
4. The developer shall provide a minimum 8 feet wide sidewalk along Peyton Road and Hollywood Road frontages abutting the subject property.
5. The front façade of the buildings on the Property fronting on Peyton Road shall be set back at least 20 feet from the back of curb in an effort to align with the front facades of the existing single family homes on Peyton Road. The building fronting on Peyton Road and adjacent to 2624 Peyton Road shall be set back at least 27 feet from the back of curb for a distance of 39 feet as measured from the west edge of the building.
6. The building fronting on Peyton Road adjacent to 2624 Peyton Road shall be setback at least 35 feet from the common property line with 2624 Peyton Road. Developer will work with the owner of 2624 Peyton Road to provide vegetative screening of a type and at a location to provide visual screening of the proposed improvements
7. Subject to any requirements imposed by the City of Atlanta as a part of the permitting process, the buildings fronting on Peyton Road and Hollywood Road shall be substantially similar to those certain elevations by Niles Bolton Associates, dated October 16, 2012, and November 30, 2012 and as attached hereto as Exhibit "B".
8. Subject to any requirements imposed by the City of Atlanta as a part of the permitting process and subject to Developer's acquisition of property located at the southwest corner of the intersection of Hollywood Road and Peyton Road (1914 Hollywood Road), the building on the corner of Hollywood Road and Peyton Road shall be substantially similar to that certain elevation by Niles Bolton Associates, dated November 1, 2012 and as attached hereto as Exhibit "C".



NOV 29 2012
 RECEIVED
 BUREAU OF
 PLANNING

Z-12-34



ARCHITECT:
 ALLIANCE ARCHITECTS
 1000 N. W. 10TH AVENUE, SUITE 400
 ATLANTA, GEORGIA 30309
 PHONE: 404-525-1999
 FAX: 404-525-1999

ENGINEER:
 SHIELDS ENGINEERING GROUP, INC.
 2000 W. WILSON AVENUE, SUITE 100
 ATLANTA, GEORGIA 30318
 PHONE: 404-525-1999
 FAX: 404-525-1999

SUBVERTOR:
 SHIELDS ENGINEERING GROUP, INC.
 2000 W. WILSON AVENUE, SUITE 100
 ATLANTA, GEORGIA 30318
 PHONE: 404-525-1999
 FAX: 404-525-1999

REVISIONS:

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 2000 W. WILSON AVENUE, SUITE 100
 ATLANTA, GEORGIA 30318
 PHONE: 404-525-1999
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 FAX: 404-525-1999

BOLTON PARK
 LAND LOT 252, 17TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

REVISIONS:

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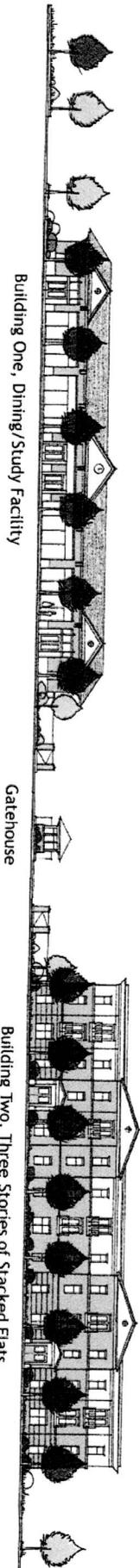
SEG

SHIELDS ENGINEERING GROUP



Bolton Park: Concept Elevation along Hollywood Road
Buildings One and Two

scale: 1/8" = 1'-0"



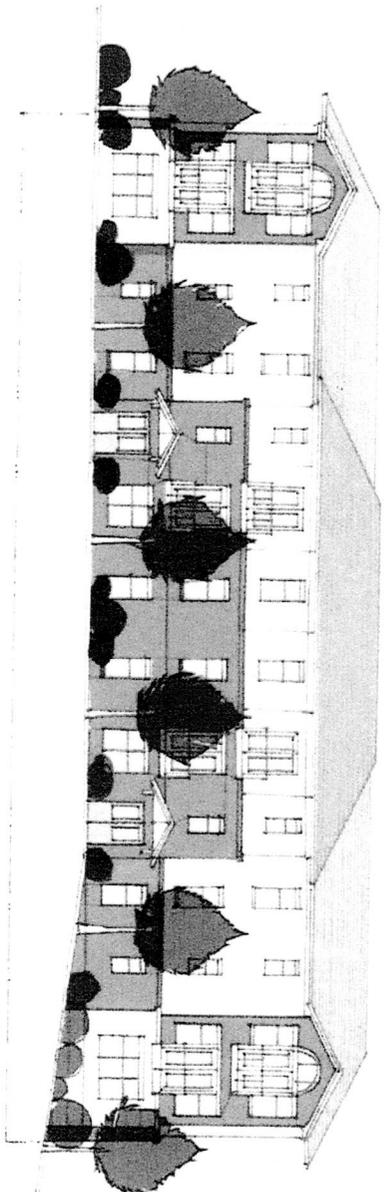
Niles Bolton Associates Atlanta, Georgia 404.365.7600

November 30, 2012



Bolton Park: Concept Elevations
Building Three/Four, 3-4 Stories of Stacked Flats

scale: 1/8"=1'-0"



Peyton Road Elevation

October 16, 2012

Niles Bolton Associates Atlanta, Georgia 404.365.7600



Z-12-34
"EXHIBIT B"

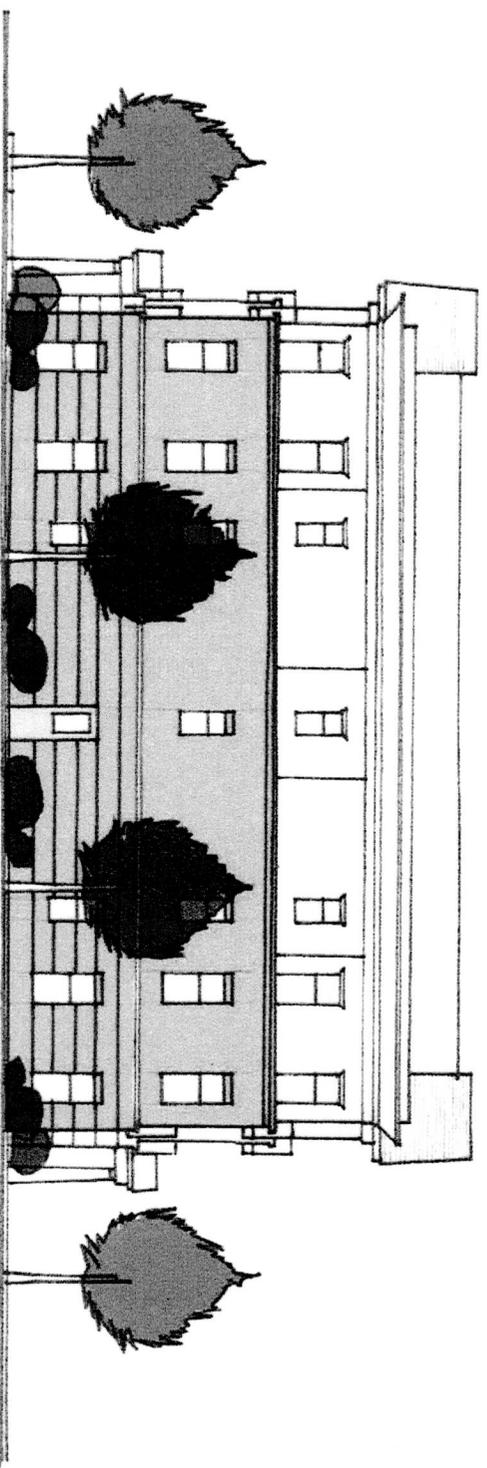
Z-12-34

EXHIBIT C

Bolton Park: Concept Elevations

Building Two: Three Stories of Stacked Flats

Scale: 1/16"=1'-0"



Peyton Road Elevation

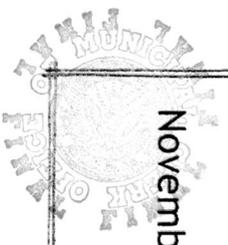


November 1, 2012

Niles Bolton Associates

Atlanta, Georgia

404.365.7600





Z-12-34



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the southwest corner of Hollywood Road and Burtz Street; running thence west along Burtz Street, two hundred twenty-three (223) feet to the line of property formerly owned by George McCravey; running thence south seventy-five (75) feet; thence east, two hundred forty (240) feet, more or less, to Hollywood Road; thence north along said road, seventy-five (75) feet to the point of beginning.
Parcel ID: 17-252-16-6-8

TRACT II:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found on the southerly right-of-way line of Burtz Street, 523.0 feet westerly, as measured along said right-of-way line, from the point formed by the intersection of the southerly right-of-way line of Burtz Street and the westerly right-of-way line of Hollywood Road; thence south 03 degrees 46 minutes 47 seconds west, 265.07 feet to an iron pin found on the northerly right-of-way of the Southern Railway; thence south 85 degrees 47 minutes 31 seconds west, 257.86 feet to an iron pin found; thence north 00 degrees 32 minutes 18 seconds east, 277.35 feet to an iron pin found on the southerly right-of-way line of Burtz Street; thence north 88 degrees 43 minutes 15 seconds east, 272.10 feet to an iron pin found and the point of beginning as shown on a plat of survey for Jeff Ertzberger by Josh L. Lewis, III, Registered Land Surveyor, dated May 13, 1999.
Parcel ID: 17-252-16-11-8

TRACT III:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the south side of Burtz Street, two hundred forty-five feet east from the northeast corner of property now or formerly owned by Mrs. Lillie Mac McCravy, thence east along the south side of Burtz Street, fifty-five (55) feet to

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property now or formerly owned by Virlyn B. Moore, thence southeasterly along said property line and continuing in a straight line, two hundred forty-three (243) feet, more or less, to the right of way of Southern Railway, thence westerly along the line of said right of way, fifty-five (55) feet, thence northwesterly two hundred forty (240) feet to Burtz Street, at a point of beginning, being the same property as described in a Warranty Deed dated January 23, 1945 from Mrs. Margaret Price, formerly Mrs. L. W. Gary, to Robert L. Little, recorded in Deed Book 2042, Page 409, Fulton County Records, and being known as 2580 Burtz Street, N.W., Atlanta, Tax Parcel Number 17-252-16-8-4, according to the present system of numbering in the City of Atlanta, Georgia.

TRACT IV:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point marked by an iron pin on the southern right of way line of Burtz Street (a 40 foot right of way) a distance of 272.03 feet westerly, as measured along said right of way line from its intersection with the 60 foot right of way of Hollywood Road; thence south 08 degrees 59 minutes 45 seconds east a distance of 223.46 feet to an iron pin set on the northern right of way line of the Southern Railroad (a 200 foot right of way); thence south 85 degrees 16 minutes 36 seconds west a distance of 145.00 feet to an iron pin set; thence north 08 degrees 47 minutes 21 seconds west a distance of 231.57 feet to an iron pin set on the southern right of way of Burtz Street; thence along said right of way line north 88 degrees 29 minutes 56 seconds east a distance of 145.00 feet to the POINT OF BEGINNING, being the same property described at Deed Book 29522, Page 245, aforesaid records, and more particularly described as 2590 Burtz Street according to the present system of numbering houses in the City of Atlanta, Fulton County, Georgia.
Parcel ID: 17-252-16-15-9

TRACT V:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the north side of Burtz Street a distance of 345.7 feet west from the northwest corner of Hollywood Road and Burtz Street; thence west along the north side of Burtz Street a distance of 169.3 feet to Grandview Avenue; thence north a distance of 134.5 feet along the east side of Grandview Avenue; thence east a distance of 137 feet; thence south a distance of 123 feet to Burtz Street and the POINT OF BEGINNING, being more particularly described as 2597 Burtz Street

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Z-12-34

according to the present system of numbering houses in the City of Atlanta, Fulton County, Georgia.
Parcel ID: 17-252-16-4-3

TRACT VI:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

Beginning at the northwest corner of Hollywood Road and Burtz Street, thence westerly along the northerly side of Burtz Street a distance of 330 feet to The Hall Property; thence north along the west line of The Hall Property a distance of 123 feet; thence west a distance of 35 feet to a point; thence northerly a distance of 156 feet to Peyton Street; thence easterly along Peyton Street a distance of 138 feet to a point that is 100 feet west of the southwest corner of Peyton Street and Hollywood Road; thence south 112 feet; thence northeasterly a distance of 112 feet to Hollywood Road; thence southeasterly along the west side of Hollywood Road a distance of 187 feet to the Point of Beginning.
Parcel ID: 17-252-16-17-5

TRACT VII:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 252, 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING on the north corner of Grandview Avenue and Peyton Road and thence running 56 feet southerly along the west side of Peyton Road to a point; thence westerly 156 feet to a point at now or formerly the Hall property; thence 56 feet in a northerly direction to Grandview Avenue; thence 156 feet in a northeasterly direction to Peyton Road and the point of beginning; being known as 2614 Peyton Road, S.W., according to the numbering system in the City of Atlanta and being a part of the property decded to B.T. Forrister by the "Moore Brothers" as recorded in Deed Book 7445, Page 64, Fulton County, Georgia records.
Parcel ID: 17-252-16-19-1

TRACT VIII:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 252, 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING on the corner of Grandview Avenue and Peyton Road and thence running 56 feet southerly along the west side of Peyton Road to a point which is the

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TRUE POINT OF BEGINNING; running thence southerly along the west side of Peyton Road 56 feet to a point; running thence westerly 156 feet to a point; thence running 56 feet northerly to a point at now or formerly the Hall property; running thence 156 feet to the west side of Peyton Road and the POINT OF BEGINNING; being known as 2616 Peyton Road, S.W., according to the numbering system in the City of Atlanta and being a part of the property deeded to B.T. Forrister by the "Moore Brothers" as recorded in Deed Book 7445, Page 64, Fulton County records. Parcel ID: 17-252-16-18-3

TRACT IX:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the northwesterly side of Grandview Avenue with the north side of Burtz Street (formerly McGriff Street); from said point running thence west along the north side of Burtz Street, 186.24 feet to an iron pin; running thence north 08 degrees 55 minutes 42 seconds west, a distance of 94.34 feet to an iron pin; running thence north 02 degrees 00 seconds east, a distance of 90 feet to an iron pin; continuing thence north 73 degrees 38 minutes 50 seconds east, a distance of 205.64 feet to an iron pin which is located on the west side of Grandview Avenue; running thence south 03 degrees 10 minutes 17 seconds west, a distance of 180 feet to an iron pin and the Point of Beginning.

Parcel ID: 17-252-16-3-5

TRACT X:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, being shown on a plat prepared for Joseph V. Kennedy by West Georgia Engineers Surveyors, Inc., December 19, 1984; and being more particularly described as follows:

BEGINNING at an iron pin which is located on the center line of the right-of-way of Burtz Street at the southeasterly corner of property now or formerly owned by E. S. Wilson, W. C. Cain and G. W. Wilson; from said Point of Beginning, running thence easterly along the center line of Burtz Street, a distance of 93 feet to an iron pin; running thence northerly along the westerly boundary line of said W. C. Cain property, 123.8 feet to an iron pin; running thence westerly 100 feet to an iron pin; thence southerly along the easterly boundary line of property now or formerly owned by E. S. Wilson, W. C. Cain and G. W. Wilson, a distance of 135 feet to an iron pin located on the center line of the right-of-way of Burtz Street and the Point of Beginning; said property being shown also on a plat recorded in Plat Book 1402,

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page 90, Fulton County, Georgia records.
Parcel ID: 17-252-15-5-1

TRACT XI:

Z-12-34

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District of formerly Henry, now Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point adjoining the right-of-way of the Southern Railway and Ed Wilson property; and running east one hundred seventy-six (176) feet along the north boundary of the southern right-of-way, to a corner of the McCravy property; running thence north 24 degrees 59 minutes 20 seconds east, 276.41 feet to an iron pin in the center line of Burtz Street (40-foot right-of-way); running thence along the center line of Burtz Street, south 70 degrees 46 minutes 42 seconds west, a distance of 122 feet to an iron pin; running thence south 13 degrees 42 minutes 00 seconds west, a distance of 272 feet to an iron pin and the Point of Beginning. Said tract consisting of 0.933 acres.

Parcel ID: 17-252-15-4-4

TRACT XII:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

To arrive at the True Point of Beginning, commence at an iron pipe located on the southern right-of-way line of Burtz Street, located a distance of 790.03 feet from the point formed by the intersection of the southern right-of-way of Burtz Street and the west right-of-way of Hollywood Road; thence north 21 degrees 41 minutes 57 seconds west, a distance of 14.95 feet to a point; thence north 84 degrees 39 minutes 33 seconds east, a distance of 60.72 feet to an iron pin found and the True Point of Beginning; from said True Point of Beginning south 84 degrees 39 minutes 33 seconds west, a distance of 90.05 feet to an iron pin; thence north 04 degrees 30 minutes 19 seconds east, a distance of 123.77 feet to an iron pin; thence south 89 degrees 57 minutes 05 seconds east, a distance of 100.00 feet to an iron pin; thence south 08 degrees 50 minutes 27 seconds west, a distance of 116.09 feet to an iron pin and the True Point of Beginning; all as shown on a plat of survey for Thomas R. Pierce by Solar Land Surveying Company, dated September 6, 1995.

Parcel ID: 17-252-15-6-9

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7-12-34

TRACT XIII:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, and being more clearly shown as a 0.266 acre vacant tract of land on that certain plat of survey for GMAC Mortgage Corporation by Georgia Land Surveying Co., Inc., dated July 24, 2003 and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the westerly right of way of Hollywood Road (60 foot R/W) and the southerly right of way of Burtz Street (40 foot R/W); run thence along the southerly side of Burtz Street South 88 Degrees 29 Minutes 56 Seconds West a distance of 272.12 feet to an iron pin found; run thence along said right of way South 88 Degrees 28 Minutes 06 Seconds West a distance of 145.01 feet to an iron pin found which is the TRUE POINT OF BEGINNING; run thence South 88 Degrees 06 Minutes 27 Seconds West a distance of 50.10 feet to an iron pin found; run thence South 08 Degrees 46 Minutes 55 Seconds East a distance of 233.98 feet to an iron pin placed; run thence North 84 Degrees 58 Minutes 45 Seconds East a distance of 50.00 feet to an iron pin placed; run thence North 08 Degrees 49 Minutes 11 Seconds West a distance of 231.52 feet to an iron pin found, which is the TRUE POINT OF BEGINNING.
Parcel ID: 17-252-16-14-2

TRACT XIV:

All that tract or parcel of land lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia, and being more particularly described as follows: to wit:

BEGINNING at a point on the south side of Burtz Street at the northeast corner of the property of Mrs. Lillie May McCravy, on which she resides; running thence eastwardly along the south side of Burtz Street fifty (50) feet to a stake; running thence southwardly parallel to east line of said Lillie May McCravy property, two hundred forty (240) feet, more or less, to the right-of-way of the Southern Railway; running thence west along said right-of-way fifty (50) feet to the southeast corner of the property of said Lillie May McCravy; thence north along the east line of said McCravy property to the Beginning Point, on the south side of Burtz Street. The property therein conveyed being fifty (50) feet off the west end of the property bought by Grantor from B. F. Hudgins.
Parcel ID: 17-252-16-10-0

628



Tract XV:

All that tract or parcel of land lying and being in Land Lot 252, 17th District, Fulton County, Georgia, and being more particularly described as follows:

Z-12-34

BEGINNING at an iron pin on the westerly right-of-way of Hollywood Road, said road having a 60 foot right-of-way, a distance of 75 feet southeasterly from the intersection formed by the westerly right-of-way of Hollywood Road and the southerly right-of-way of Burtz Street; running thence southeasterly along the westerly right-of-way of Hollywood Road a distance of 167.0 feet to an iron pin on the Northerly right-of-way of the Southern Railroad; running thence South 87 Degrees 02 Minutes 32 Seconds West along the Northerly right-of-way of the Southern Railroad a distance of 263.64 feet to an iron pin at the Easterly boundary of the property, now or formerly belonging to George McCravy; running thence North 07 degrees 17 minutes 50 seconds West along the eastern boundary of the property, now or formerly, belonging to George McCravy, a distance of 168.53 feet to an iron pin and corner; running thence North 88 degrees 55 minutes 00 seconds East a distance of 230.41 feet to an iron pin on the westerly right-of-way of Hollywood Road at the Point of Beginning. Said property being the same conveyed in Deed Book 11304, Page 439, Fulton County, Georgia records.
Parcel ID: 17-252-16-7-6

728

Z-12-34

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 252, OF THE 17TH DISTRICT, OF ORIGINALLY HENRY NOW FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF PEYTON STREET 452 FEET, MORE OR LESS, WEST FROM THE SOUTHWEST INTERSECTION OF PEYTON STREET AND HOLLYWOOD ROAD AND THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY W. C. BENEDICT; THENCE WEST ALONG THE SOUTH SIDE OF PEYTON STREET 105 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY MARK K. PARKS; THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF THE PARKS PROPERTY 95 FEET TO AN IRON PIN; THENCE EAST AND PARALLEL TO THE SOUTH SIDE OF PEYTON STREET 105 FEET, MORE OR LESS, TO THE NORTHWEST SIDE OF THE BENEDICT PROPERTY; THENCE NORTHEAST ALONG THE NORTHWEST SIDE OF THE BENEDICT PROPERTY 95 FEET TO THE POINT OF BEGINNING. BEING IMPROVED PROPERTY KNOWN AS 2622 PEYTON ROAD NW, ATLANTA GEORGIA 30318, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA; AND BEING THE SAME PROPERTY CONVEYED TO D AND H CONSTRUCTION COMPANY BY LIMITED WARRANTY DEED DATED DECEMBER 23, 1997, RECORDED AT DEED BOOK 23780, PAGE 125, FULTON COUNTY, GEORGIA RECORDS.

MAP# 17-252-16-21-7



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 252, OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PEYTON STREET AND AN UNNAMED STREET WHICH POINT IS 351 FEET WEST OF HOLLYWOOD ROAD AND RUNNING THENCE WEST ALONG THE SOUTH SIDE OF PEYTON STREET 105 FEET TO AN IRON PIN; THENCE IN A SOUTHWESTELRY DIRECTION 95 FEET, THENCE EAST 105 FEET TO THE NORTHWEST SIDE OF SAID UNNAMED STREET, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST SIDE OF SAID UNNAMED STREET 95 FEET TO AN IRON PIN AT THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 2612 PEYTON ROAD, ATLANTA, GEORGIA 30318, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES.

MAP# 17-252-16-22-5

Together with the right-of-way of Grandview Avenue and Burtz Street abutting said parcels.

820

RCS# 2516
1/22/13
3:20 PM

Atlanta City Council

MULTIPLE

12-O-1438 AND 12-O-1326
U-12-23 AND Z-12-34
ADOPT AS AMNDED

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

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

MULTIPLE