

#19

2437

~~B-D-3319~~

(Do Not Write Above This Line) **13-0-1149** Z-13-21

AN ORDINANCE
BY COUNCIL MEMBER ALEX WAN

AN ORDINANCE TO ZONE
PROPERTY LOCATED AT 1218
SPRING VALLEY LANE TO THE
R-4 (SINGLE FAMILY
RESIDENTIAL) ZONING
DISTRICT; AND FOR OTHER
PURPOSES.

ADOPTED BY
OCT 07 2013
COUNCIL

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

Date Referred: 7/1/13

Referred To: Zoning + ZRB

Date Referred:

Referred To:

Date Referred:

Referred To:

First Reading

Committee _____

Date _____

Chair _____

Referred To _____

FINAL COUNCIL ACTION

2ND 1ST & 2ND 3RD

Readings

Consent V Vote RC Vote

Committee: Zoning

Date: 10/2/13

Chair: [Signature]

Action: Fav, Adv, Hold (See rev.side) 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: _____

CERTIFIED

OCT 07 2013

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED

OCT 07 2013

Ronda Daughin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

OCT 16 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW

~~13-0-3319~~



AN ORDINANCE

BY COUNCIL MEMBER ALEX WAN

13-0-1149

2-13-27

AN ORDINANCE TO ZONE PROPERTY LOCATED AT 1218 SPRING VALLEY LANE TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, the property owners of 1218 Spring Valley Lane, Atlanta, Georgia have 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 property located at 1218 Spring Valley Lane, Atlanta, Georgia 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,

Deputy Clerk

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

OCT 07, 2013
OCT 16, 2013



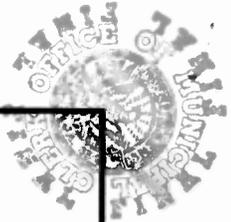
EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 55, 18TH DISTRICT, DEKALB COUNTY GEORGIA, BEING LOT 21, BLOCK A, SUBDIVISION OF PART OF THE PROPERTY OF ROCK SPRINGS ESTATES INC. AS PER PLAT BOOK 14, PAGE 150, DEKALB COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

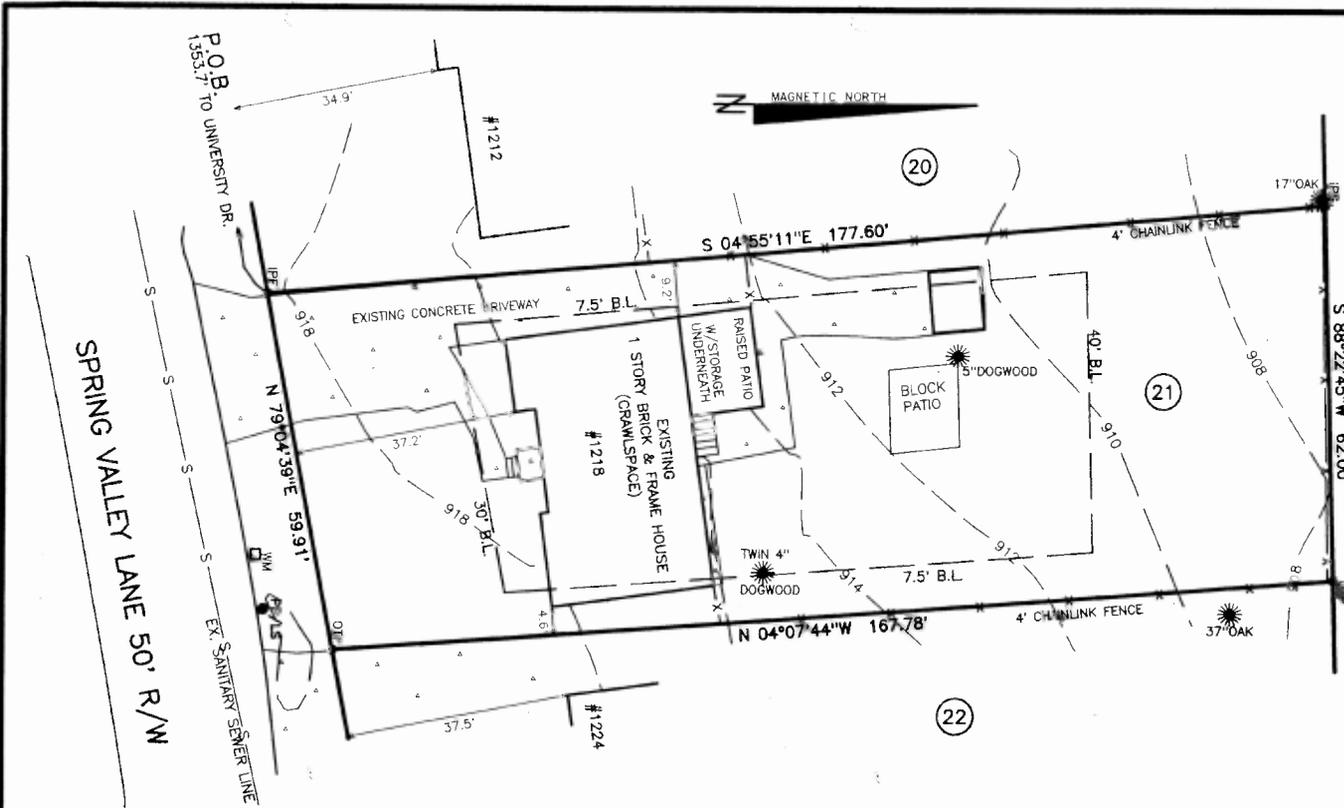
BEGINNING AT POINT ON THE NORTHERN SIDE OF SPRING VALLEY LANE (FORMERLY UNIVERSITY DRIVE NORTH) A DISTANCE OF 1353.7 FEET EASTERLY FROM THE NORTHEAST CORNER OF SPRING VALLEY LANE AND HIGHLAND AVENUE, THENCE RUNNING NORTHERLY ALONG THE EASTERN LINE OF LOT 20, A DISTANCE OF 177.6 FEET TO AN IRON PIN, THENCE RUNNING SOUTHEASTERLY 62 FEET TO AN IRON PIN; THENCE RUNNING SOUTHERLY ALONG THE WESTERN LINE OF LOT 22, A DISTANCE OF 167.8 FEET TO THE NORTHERN SIDE OF SPRING VALLEY LANE; THENCE RUNNING WESTERLY ALONG SAID NORTHERN SIDE OF SPRING VALLEY LANE A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 1218 SPRING VALLEY LANE ACCORDING TO PLAT OF PROPERTY FOR TORN SCHAFFER BY M. A. FREER, DATED SEPTEMBER 7, 1949.

TAX ID: 18 055 01 044



LEGEND

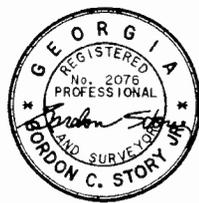
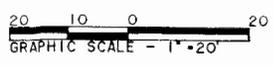
- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds 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 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of DeKalb County, Georgia
 Community Panel Number 13089C 0062 H
 Effective Date 05/07/01
 Revision Date



ALPHA LAND SERVICES		SURVEY FOR:	
1005 ECHO VALLEY COURT LOGANVILLE, GA. 30052		1218 SPRING VALLEY LANE	
ENGINEERING • LAND SURVEYING		TAX PARCEL #18-055-01-044	
OFF: 770.696.4054 FAX: 770.696.4054			
REVISION:	LAND LOT: 56	LOT: 21	BLOCK: A
	DISTRICT: 18TH	SUB: ROCK SPRINGS	
	DEKALB COUNTY	ESTATES	
	GEORGIA		
REF. PLAT: PB. 14 P. 150	FIELD DATE: 12/19/12	AREA = 0.241 ACRES	
	PLAT DATE: 12/20/12	ISSUE: 12-12-143	

RCS# 3048
10/07/13
4:21 PM

Atlanta City Council

MULTIPLE 13-O-1211, 13-O-1096, AND 13-O-1149

ADOPT

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 1
ABSENT 1

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

MULTIPLE