

3019

13-2-3667

(Do Not Write Above This Line)

A RESOLUTION BY
COMMUNITY DEVELOPMENT/HUMAN
RESOURCES COMMITTEE

A RESOLUTION RESCINDING
RESOLUTION 13-R-3376; AUTHORIZING
THE BUREAU OF PLANNING TO
RECOGNIZE AS A NONCONFORMING
LOT OF RECORD, A LOT LOCATED AT
1870 CLAREMONT STREET, NW THAT
HAS BEEN CREATED AS THE RESULT
OF PREVIOUSLY ISSUED BUILDING
PERMITS AND THAT PRESENTLY HAS A
HOUSE LOCATED ON IT; AND FOR
OTHER PURPOSES.

ADOPTED BY
OCT 21 2013
COUNCIL

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

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee
CDHR

Date
10/15/13

Chair
Joseph Sheperd

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 _____

FINAL COUNCIL ACTION

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

CERTIFIED

OCT 21 2013

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED

OCT 21 2013

Rhonda Dandrea Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

OCT 30 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW



**A RESOLUTION BY
COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

A RESOLUTION RESCINDING RESOLUTION 13-R-3376; AUTHORIZING THE BUREAU OF PLANNING TO RECOGNIZE AS A NONCONFORMING LOT OF RECORD, A LOT LOCATED AT 1870 CLAREMONT STREET, N.W. THAT HAS BEEN CREATED AS THE RESULT OF PREVIOUSLY ISSUED BUILDING PERMITS AND THAT PRESENTLY HAS A HOUSE LOCATED ON IT; AND FOR OTHER PURPOSES.

WHEREAS, there have been a few instances in which building permits have been issued in the past for construction of a single family house on a lot that did not conform to the Zoning Ordinance or the official City Maps at the time permits were issued; and

WHEREAS, the City issued the building permits and the former and current applicant and/or property owners have been paying property taxes on said dwelling constructed as a result of issued building permits; and

WHEREAS, a single family house now exists on this lot which the City is unable to recognize because the lot does not currently conform to the regulation of the Zoning Ordinance; and

WHEREAS, it is in the public interest that this lot be recognized as a nonconforming lot of record so that the present owners of the house are allowed to repair, make alternations, or redevelop it as needed or desired within the confines of the law; and

WHEREAS, a similar resolution, 13-R-3376, was adopted inadvertently in August 2013 without the proper attachment; and

WHEREAS, it is necessary to rescind Resolution 13-R-3376 and reintroduce another paper.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that

SECTION 1: That Resolution 13-R-3376 is hereby rescinded.

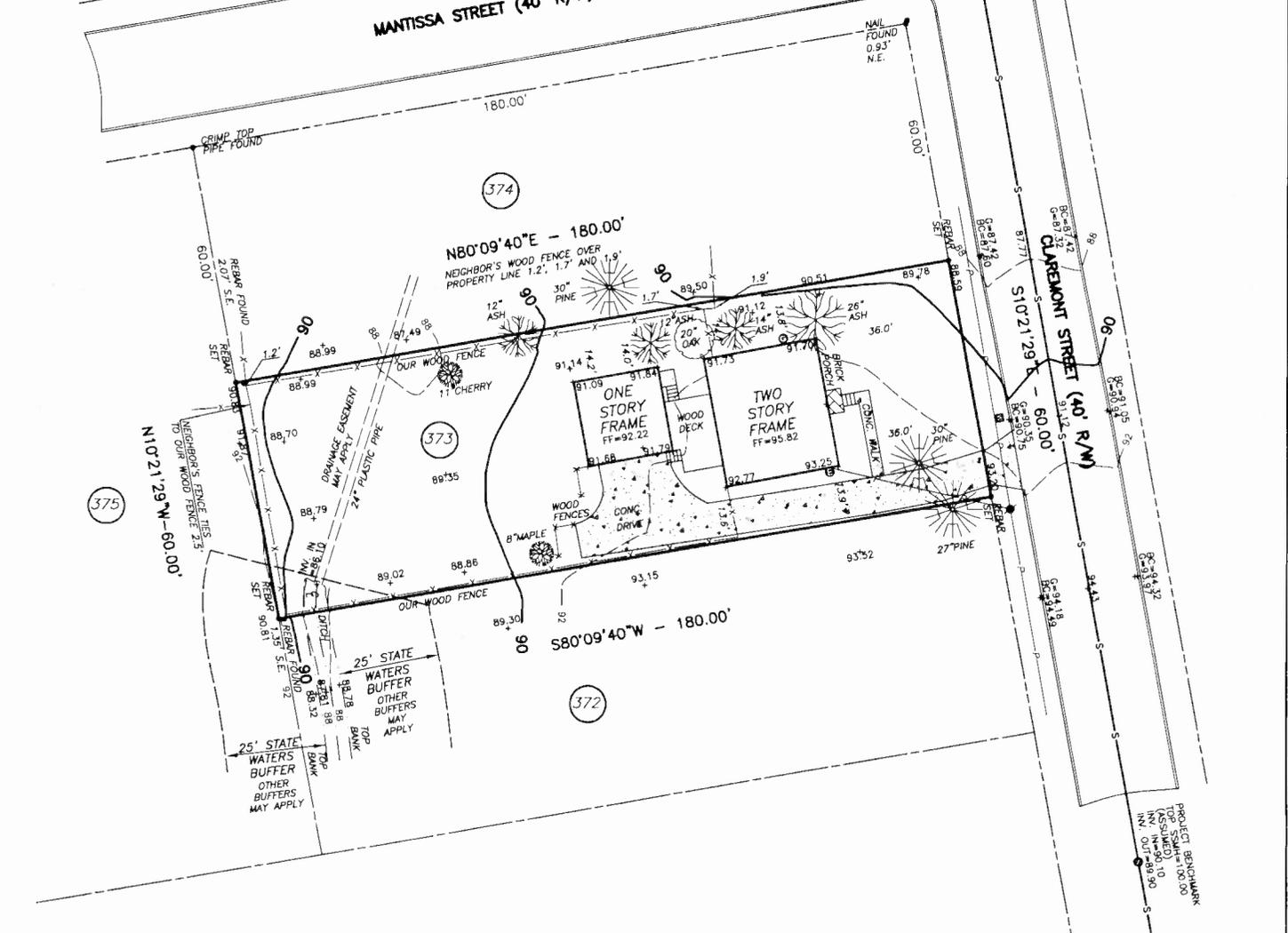
SECTION 2: That the Bureau of Planning is authorized to recognize a lot of record addressed as 1870 Claremont Street, N. W. and as indicated by a survey attached hereto as Exhibit "A" as a nonconforming lot of record.

SECTION 3: This authorization applies only if all information submitted to the City and substantially relied upon in issuing the permits was true and correct and that the applicant did not engage in deceptive or illegal conduct in obtaining the building permits.

SECTION 4: Provided further that this Resolution shall apply only to the property located at 1870 Claremont Street, N.W.

LEGEND

- FL DENOTES PROPERTY LINE
- BC DENOTES RIGHT-OF-WAY
- CL DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- GL DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- FD DENOTES FENCE
- RC DENOTES REINFORCED CONCRETE PIPE
- CM DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- A/C DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- HW DENOTES FIRE HYDRANT
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT



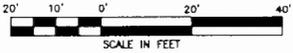
SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY
CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-623-4344
THROUGHOUT GEORGIA 1-800-282-7411
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. CONTOUR INTERVAL = 2 FEET.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
8. THIS PLAT NOT INTENDED FOR RECORDING.



REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF STEVE LYNCH AND KATHERINE LYNCH DEED BOOK 42480 PAGE 374 FULTON COUNTY, GEORGIA RECORDS



TOTAL AREA = 0.248± ACRES OR 10,800± SQ. FT.

1870 CLAREMONT STREET
ATLANTA, GEORGIA

TOPOGRAPHIC MAP FOR
ALBERT WAY

LOT 373
NORTH SIDE PARK

LAND LOT 185
DISTRICT 17TH
COUNTY FULTON
GEORGIA

PLAT PREPARED: 5-12-13
FIELD: 5-9-13 SCALE: 1"=20'

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.
COMMUNITY PANEL NO. 13121C0241 E
EFFECTIVE DATE: JUNE 22, 1998
FULTON COUNTY, GEORGIA

This original of this document was sealed and signed by
Michael R. Niles
L.S. #2648
on 5-12-13. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Niles
Georgia RLS #2648
Member SAMSOG
JOB#233731

In my opinion this plat is a correct representation of the land platted.

No.	Revision	Date

1866

13R-3376

RCS# 3077
10/21/13
2:24 PM

Atlanta City Council

CONSENT I

CONSENT AGENDA SECTION I; ALL ITEMS
EXCEPT 13-O-1290 AND 13-O-1302
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 2

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

CONSENT I

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		10-21-13
ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT	
1. 13-O-1313	33. 13-R-3647	
2. 13-O-1195	34. 13-R-3648	
3. 13-O-1291	35. 13-R-3649	
4. 13-O-1294	36. 13-R-3650	
5. 13-O-1296	37. 13-R-3651	
6. 13-O-1300	38. 13-R-3652	
7. 13-O-1303	39. 13-R-3653	
8. 13-O-1307	40. 13-R-3654	
9. 13-O-1308	41. 13-R-3655	
10. 13-O-1312	42. 13-R-3656	
11. 13-O-1314	43. 13-R-3657	
12. 13-R-3633	44. 13-R-3658	
13. 13-R-3637	45. 13-R-3659	
14. 13-R-3638	46. 13-R-3660	
15. 13-R-3664	47. 13-R-3661	
16. 13-R-3665		
17. 13-R-3666		
18. 13-R-3548		
19. 13-R-3667		
20. 13-R-3668		
21. 13-R-3642		
22. 13-R-3634		
23. 13-R-3662		
24. 13-R-3663		
25. 13-R-3639		
26. 13-R-3640		
27. 13-R-3641		
28. 13-R-3670		
29. 13-R-3643		
30. 13-R-3644		
31. 13-R-3645		
32. 13-R-3646		