

2695

13-0-1223

(Do Not Write Above This Line)

Z-13-29

AN ORDINANCE
BY: ZONING COMMITTEE

An Ordinance to rezone from the R-5 (Two Family Residential) District to the RG-1-C (Residential General-Sector 1 Conditional) District for property located at 951 and 961 FAIR STREET, S.W., fronting approximately 75 feet on the north side of Fair Street beginning approximately 387.5 feet from the NW corner of Fair Street and Joseph E. Lowery Boulevard. Depth: varies. Area: 0.215 acres. Land Lot 116, 14th District, Fulton County, Georgia.

OWNER: GEORGE DOE
APPLICANT: PASCHAL U. IKE
NPU T
COUNCIL DISTRICT 4

NOV 04 2013
substitute

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

Date Referred: 9/3/13
 Referred To: ZRB + Zoning
 Date Referred:
 Referred To:
 Date Referred:
 Referred To:

Committee: Zoning
 Date: 8/28/13
 Chair: [Signature]
 Referred To: ZRB

Committee: Zoning
 Date: 10/30/13
 Chair: [Signature]
 Action: Fav, Adv, Hold (see rev. side)
 Other: On Substitute
 Members: [Signatures]
 Refer To: [Signature]

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:
 ADVERSED BY CITY COUNCIL
 NOV 04 2013
 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
 NOV 04 2013
 ATLANTA CITY COUNCIL PRESIDENT
 [Signature]

CERTIFIED
 NOV 04 2013
 [Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

RCS# 3128
11/04/13
3:24 PM

Atlanta City Council

13-O-1223

951 AND 961 FAIR STREET

ADVERSE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

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

13-O-1223

City Council
Atlanta, Georgia

13-O-1223

AN ORDINANCE
AS SUBSTITUTED BY
ZONING COMMITTEE

Z-13-29

Date Filed: 8-2-13

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 **951 and 961 FAIR STREET, S.W.**, be changed from the R-5 (Two Family Residential) District to the MR-1 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 116 of the 14th 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.



Deed Book 48187 Pg. 624
Filed and Recorded Jul-16-2009 08:30am
2009-0204286
Real Estate Transfer Tax \$30.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia



Return to:
Morris|Hardwick|Schneider, LLC
3800 Camp Creek Parkway, Bldg. 1800, Ste. 102
Atlanta, GA 30331
File #: SSW-090600531S

WARRANTY DEED

Z-13-029

State of Georgia
County of Fulton

THIS INDENTURE made this 19th day of June, 2009, between
Royalty Lionsz, LLC
as party or parties of the first part, hereinafter called Grantor, and
George Doe

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 116 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A POINT ON THE NORTH SIDE OF FAIR STREET, 387 1/2 FEET WEST FROM THE NORTHWEST CORNER OF FAIR AND ASHBY STREETS AND RUNNING THENCE WEST ALONG THE NORTH SIDE OF FAIR STREET 44 FEET THENCE NORTH 125 FEET; THENCE WEST 43.1 FEET THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 957 FAIR STREET, S.W., ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Royalty Lionsz, LLC

Theodore Faison (Seal)
By: Theodore Faison, Managing Member

(Corporate Seal)

Witness
[Signature]
Notary Public
My Commission Expires

