

COMMITTEE AMENDMENT FORM

DATE: 1-30-13

COMMITTEE ZONING COMMITTEE

PAGE NUMBER(S):

ORDINANCE I. D: 12-O-1749

SECTION(S):

RESOLUTION:

PARAGRAPH(S):

AMENDMENT:

**AMENDS THE LEGISLATION BY ADDING ONE CONDITION AND SITE PLAN DATED
JANUARY 29, 2013.**

AMENDMENT DONE BY COUNCIL STAFF 1/29/13

City Council
Atlanta, Georgia

12-O-1749

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-12-44/Z-06-09
Date Filed: 11-13-12

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 **1989 COLLEGE AVENUE, N.E.** be changed from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District, for the purpose of a site plan amendment, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 211, 15th District, Dekalb 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-12-44 for 1989 College Avenue, N.E.

1. Site Plan titled "1989 College Avenue: Big Nerd Ranch" dated January 9, 2013 and marked received by the Office of Planning on January 29, 2013.

Legal Description
1989 College Ave, Atlanta, GA 30317

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, Dekalb County, Georgia, being improved property known as **1989 College Ave, Atlanta, GA 30317**, being more particular described as follows:

The True Point of Beginning is located at the intersection of Southern right of way line of College Avenue (aka College Avenue), (fka East College Avenue) and the Western right of way of Kirkwood Road (aka Kirkwood Street),

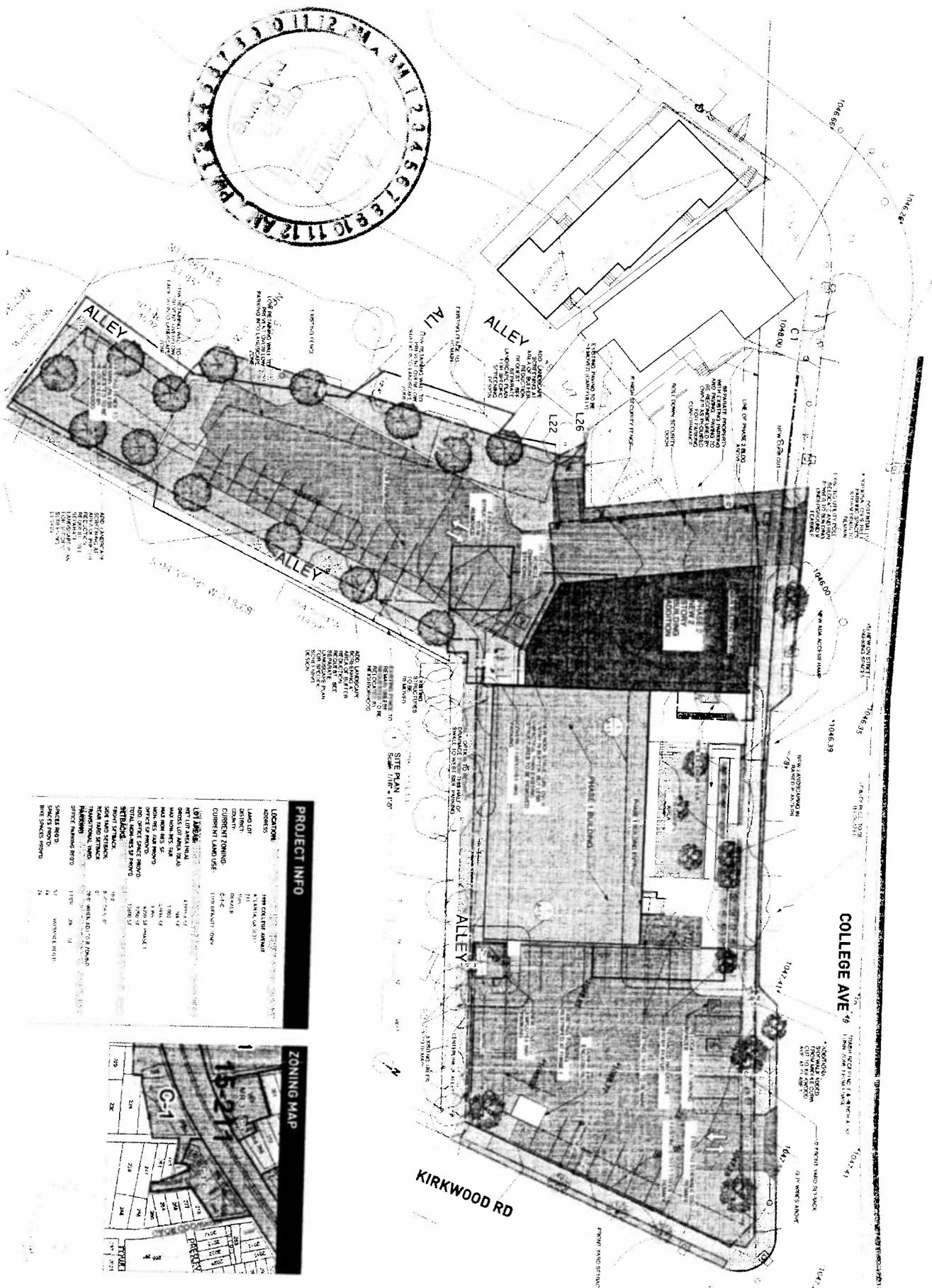
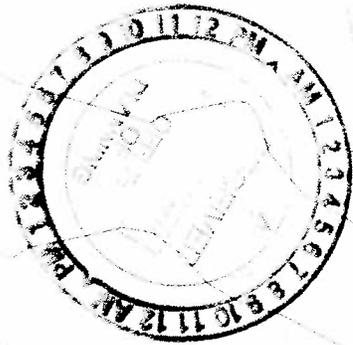
Thence run south along western right of way line of Kirkwood Road South 02 degrees 12 minutes 19 seconds West a distance of 117.11 feet to a point,

Thence leaving said right of way run South 68 degrees 13 minutes 17 seconds West a distance of 193.15 feet to a point, Thence run South 21 degrees 46 minutes 43 seconds East a distance of 10.0 feet to a point, Thence run South 04 degrees 52 minutes 24 seconds West a distance of 200.05 feet to a point, Thence run North 67 degrees 39 minutes 49 seconds West a distance of 44.64 feet to a point, Thence run North 13 degrees 06 minutes 18 seconds East a distance of 53.45 feet to a point, Thence run North 76 degrees 53 minutes 42 seconds West a distance of 13.47 feet to a point, Thence run North 06 degrees 00 minutes 50 seconds west a distance of 54.28 feet to a point, Thence run South 67 degrees 39 minutes 21 seconds West a distance of 11.94 feet to a point, Thence run North 05 degrees 51 minutes 05 seconds West a distance of 79.89 feet to a point, Thence run North 49 degrees 01 minutes 51 seconds West a distance of 11.16 feet to a point, Thence run North 67 degrees 20 minutes 34 seconds East a distance of 26.01 feet to a point, Thence run North 28 degrees 12 minutes 20 seconds West a distance of 80.06 feet to point located on the southern right of way line of College Avenue, Thence run northeasterly along the right of way of College Avenue following the curvature thereof an arc distance of 292.56 feet, said arc having a radius of 2284.14 feet and being subtended by a chord bearing and distance of North 69 degrees 04 minutes 52 seconds East 292.36 feet to a point, Thence run South 69 degrees 30 minutes 37 seconds East a distance of 14.39 feet to the True Point of beginning.

Contains 0.993 acres

Conditions for Z-12-44 for 1989 College Avenue, N.E.

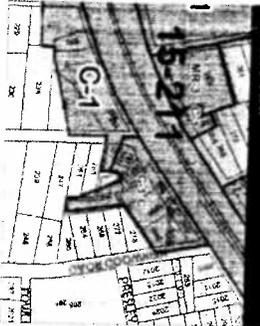
1. Site Plan titled "1989 College Avenue: Big Nerd Ranch" dated December 19, 2012 and marked received by the Office of Planning on December 20, 2012.



PROJECT INFO

LOCATION:	1989 COLLEGE AVENUE
ADDRESS:	1989 COLLEGE AVENUE
LAND LOT:	21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ZONING MAP



1989 COLLEGE AVENUE
 BIG NERD RANCH
 GALACTIC HEADQUARTERS
 ATLANTA, GA 30317

KRONBERG WALL
 ARCHITECTS PLANNERS

A-1.0
 PHASE 2
 SITE PLAN

City Council
Atlanta, Georgia

12-0-1749

AN ORDINANCE
BY: ZONING COMMITTEE

Z-12-44/Z-06-09
Date Filed: 11-13-12

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

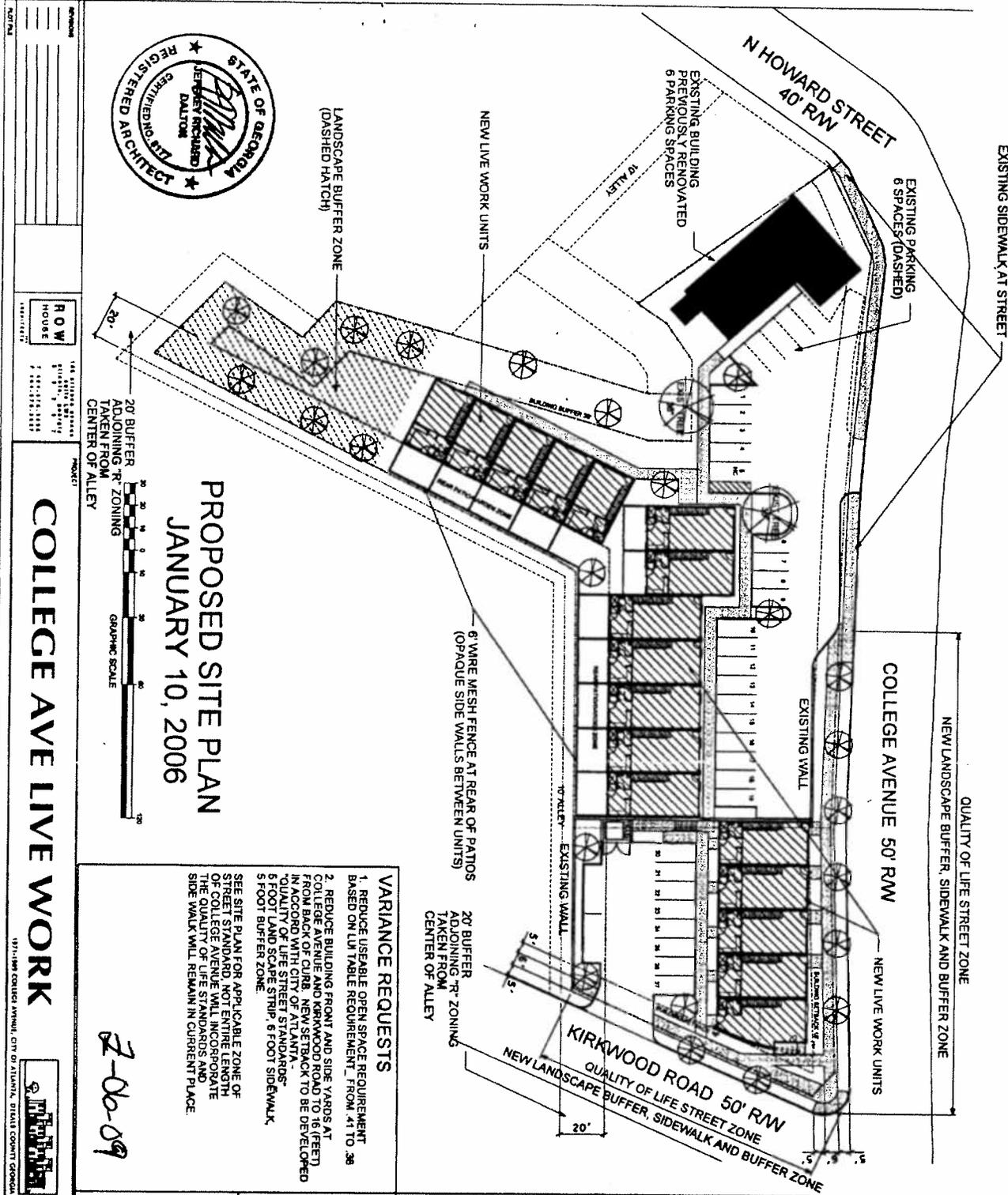
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1989 COLLEGE AVENUE, N.E.** be changed from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District, for the purpose of a site plan amendment, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 211, 15th District, Dekalb 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.



PROPOSED SITE PLAN
JANUARY 10, 2006

COLLEGE AVE LIVE WORK

1871-1887 COLLEGE AVENUE, CITY OF ATLANTA, DISTRICT COUNCIL MEMBER



PROPOSED SITE PLAN

SCALE 1" = 40'

Z1.1

VARIANCE REQUESTS

1. REDUCE USEABLE OPEN SPACE REQUIREMENT BASED ON LUT TABLE REQUIREMENT FROM 41 TO 38
 2. REDUCE BUILDING FRONT AND SIDE YARDS AT COLLEGE AVENUE AND KIRKWOOD ROAD TO 16 (FEET) FROM BACK OF CURB, NEW SETBACK TO BE DEVELOPED IN ACCORD WITH CITY OF ATLANTA QUALITY OF LIFE STREET STANDARDS - 5 FOOT LANDSCAPE STRIP, 6 FOOT SIDEWALK 5 FOOT BUFFER ZONE.
- SEE SITE PLAN FOR APPLICABLE ZONE OF STREET STANDARD. NOT ENTIRE LENGTH OF COLLEGE AVENUE WILL INCORPORATE THE QUALITY OF LIFE STANDARDS AND SIDE WALK WILL REMAIN IN CURRENT PLACE.

Z-06-09

PROPOSED BUILDINGS:
 TRACT TO BE CONSOLIDATED AND ZONED C-1
 3 EXISTING BUILDINGS
 BLDG#1 RENOVATED BUILDING TO REMAIN
 BLDG#2 1 STORY (30' HIGH) BUILDING TO BE REMOVED
 BLDG#3 1 STORY (40' HIGH) BUILDING TO BE REMOVED
 PROPOSED REPLACEMENT BUILDING 2 & 3 STORES HIGH
 TOTAL 15-17 NEW LIVE WORK UNITS

ZONING C-1
 USING SECTOR 3 FROM LUT TABLE

	ACTUAL
FAR	0.488
TOSR	0.71
UOSR	0.41
PARKING	1.1

SITE NET AREA 49,559 SF
SITE GROSS AREA 68,937 SF

Z-06-09

ACTUAL FAR CALCULATION:

FLOOR	RESIDENTIAL FLOOR AREAS	FAR
FLOOR 1-2	13,690 SF	0.71
FLOOR 3	6,830 SF	0.41
TOTAL SF	34,150 SF	0.88 FAR

34,150 SF / 68,937 SF = 0.88 FAR

TOSR .71 REQUIRED PER LUT TABLE 48,250 SF BUILDING FOOTPRINT
 NEW 13,690 SF + EXISTING 2,425 SF = 16,085 SF
TOTAL BUILDING FOOTPRINT 16,085 SF
 68,937 - 16,085 SF = 53,852 SF TOTAL OPEN

53,852 SF / 68,937 SF = .77 TOSR

UOSR .41 REQUIRED PER LUT TABLE 28,674 SF BUILDING FOOTPRINT
 NEW 13,690 SF + EXISTING 2,425 SF = 16,085 SF
 PARKING AREAS/DRIVES 27,026 SF

TOTAL SF DRIVE/BUILDING 43,111 SF
 68,937 SF - 43,111 SF = 26,826 SF USEABLE OPEN

26,826 SF / 68,937 SF = .38 UOSR

PROJECT PARKING
 RESIDENTIAL 1.1/DWELLING UNIT 17 UNITS @ 1.1 = 19 SPACES
 COMMERCIAL 1/PER 300 GROSS 2,425 SF/300 = 8 SPACES
 27 NEW SPACES REQUIRED
 27 NEW SPACES + 6 EXISTING = 33 SPACES PROVIDED

PROPOSED SITE PLAN

DATE JANUARY 10, 2006

SCALE 1" = 40'

DATE Z1.1

Z-12-44



Legal Description

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southeast right of way of College Avenue (AKA East College Avenue)(FKA Dekalb Avenue) and the western right of way of Kirkwood Road if said right-of-ways were extended to form a point; THENCE along the western right of way of Kirkwood Road South 10 degrees 57 minutes 34 seconds East a distance of 11.01 feet to a nail set, said nail being the POINT OF BEGINNING THENCE along the western right of way of Kirkwood Road South 10 degrees 52 minutes 55 seconds East a distance of 117.11 feet to a 1/2" rebar found; THENCE along the north side of a 10 foot alley the following courses and distances: South 55 degrees 08 minutes 03 seconds West a distance of 71.79 feet to a 1" open top pipe, South 55 degrees 04 minutes 37 seconds West a distance of 116.30 feet to an iron pin set, South 08 degrees 08 minutes 14 seconds East a distance of 209.65 feet to an iron pin set, North 82 degrees 13 minutes 48 seconds West a distance of 44.63 feet to an iron pin set, North 00 degrees 11 minutes 00 seconds East a distance of 42.26 feet to an iron pin set; THENCE along the line common to the land now or formerly owned by Flipper Inc., the following courses and distances: North 80 degrees 59 minutes 01 seconds West a distance of 22.07 feet to a point, North 18 degrees 55 minutes 40 seconds West a distance of 53.60 feet to an iron pin set; THENCE crossing a 10 foot alley North 19 degrees 26 minutes 48 seconds West a distance of 10.99 feet to a 1/2" rebar found; THENCE along the line common to the land now or formerly owned by Katherine Strong North 18 degrees 49 minutes 05 seconds West a distance of 89.54 feet to a 1/2" rebar set; THENCE North 53 degrees 15 minutes 55 seconds East a distance of 20.09 feet to a 1/2" rebar set; THENCE North 41 degrees 01 minutes 15 seconds West a distance of 79.68 feet to a 1/2" rebar found; THENCE along the southeast right of way of College Avenue the following courses and distances: along a curve to the left having a radius of 2284.14 feet and a length of 22.24 feet, said curve having a chord bearing of North 59 degrees 39 minutes 29 seconds East and a chord distance of 22.24 feet to a 1/2" rebar found, North 58 degrees 44 minutes 51 seconds East a distance of 7.31 feet to a 1/2" rebar set, along a curve to the left having a radius of 2158.57 feet and a length of 150.18 feet, said curve having a chord bearing of North 56 degrees 51 minutes 18 seconds East and a chord distance of 150.15 feet to an 1/2" rebar set, North 53 degrees 47 minutes 29 seconds East a distance of 110.35 feet to a nail set, and South 82 degrees 33 minutes 44 seconds East a distance of 14.39 feet to a nail set; said nail being the TRUE POINT OF BEGINNING.

City Council
Atlanta, Georgia

06-O-0498

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-09
Date Filed: 1-30-06

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 **1971-1989 College Avenue, S.E.**, be changed from the R-4 (Single-family Residential) District and C-1 (Community Business) District to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 211, 15th District, DeKalb 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,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by Council
APPROVED by the Mayor

May 1, 2006
May 8, 2006

CONDITIONS FOR Z-06-09 for 1971-1989 College Avenue

1. Site Plan titled "Proposed Site Plan-College Avenue Live Work" received by the Bureau of Planning on January 25, 2006.

Exhibit "A"
(page 1 of 5)

Z-06-09

PARCEL 1

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at a point on the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) if said right of ways were extended to form a point; thence running along said extended right of way south 10 degrees 52 minutes 49 seconds east a distance of 11.48 feet to a point on the said southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) and the point of beginning; thence from the point of beginning continuing along said right of way of Kirkwood Road (a/k/a Kirkwood Street) running south 10 degrees 52 minutes 49 seconds east a distance of 117.11 feet to a point; thence leaving said right of way running south 55 degrees 08 minutes 09 seconds west a distance of 71.90 feet to an open top pipe found; thence running north 35 degrees 36 minutes 43 seconds west a distance of 113.95 feet to a point on said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue); thence running along said right of way and following a curve to the left an arc distance of 110.39 feet (said arc having a radius of 2284.14 feet and a chord bearing and distance of north 53 degrees 42 minutes 39 seconds east for 110.38 feet); thence running south 82 degrees 34 minutes 20 seconds east a distance of 14.39 feet to a point on the said southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) and the Point of Beginning.

Said tract or parcel of land containing 0.258 acres or 11.234 square feet.

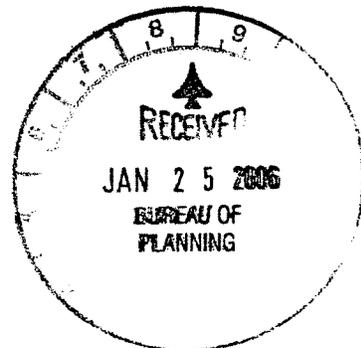


EXHIBIT "A"
(page 2 of 5)

~~7~~06-09

PARCELS 2, 3

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at a point on the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the southwest right of way of Kirkwood Road (a/k/a Kirkwood Street) if said right of ways were extended to form a point; thence running along said southeasterly extended right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and following a curve to the right an arc distance of 125.72 feet to a point on said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the point of beginning; thence leaving said right of way and running south 35 degrees 36 minutes 43 seconds east a distance of 113.95 feet to an open-top pipe found; thence running south 55 degrees 08 minutes 09 seconds west a distance of 150.00 feet to a point; thence running north 35 degrees 36 minutes 32 seconds west a distance of 118.77 feet to a point on said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue); thence running along said right of way and following a curve to the left an arc distance of 150.16 feet to a point and the point of beginning. (Said arc having a radius of 2284.14 feet and a chord bearing and distance of north 56 degrees 58 minutes 43 seconds east for 150.13 feet)

Said tract or parcel of land containing 0.398 acres or 17,329 square feet.

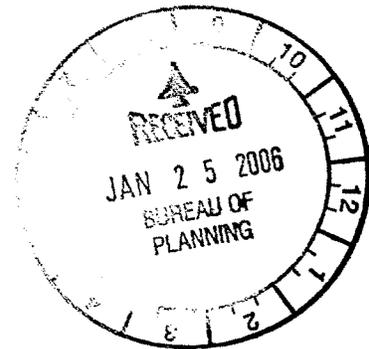


EXHIBIT "A"
(page 3 of 5)

~~Z~~-06-09

PARCEL 4

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the east right of way of North Howard Street if said right of ways were extended to form a point; thence running along said east right of way of North Howard Street a distance of 76.37 feet to an open-top pipe found on the northeasterly side of a 10 foot alley; thence running along said northeasterly side of said alley a distance of 165.78 feet to a point and the point of beginning; thence running north 18 degrees 56 minutes 13 seconds west a distance of 79.89 feet to a point on the southeasterly side of a 20 foot alley; thence running along said southeasterly side of said alley north 54 degrees 15 minutes 26 seconds east a distance of 35.00 feet to a point on the southwesterly side of a 10 foot alley; thence continuing along said alley south 35 degrees 36 minutes 11 seconds east a distance of 41.74 feet to a point; thence continuing along said alley north 55 degrees 08 minutes 09 seconds east a distance of 38.63 feet to a point on the southwesterly side of a 10 foot alley; thence running along said southwesterly side of said alley south 08 degrees 12 minutes 44 seconds east a distance of 200.05 feet to a point; thence continuing along said alley north 80 degrees 44 minutes 57 seconds west a distance of 44.64 feet to a point; thence continuing along said alley north 00 degrees 01 minutes 10 seconds east a distance of 99.65 feet to a point; thence continuing along said alley north 80 degrees 44 minutes 29 seconds west a distance of 43.60 feet to a point and the Point of Beginning.

Said tract or parcel of land containing 0.236 acres or 10,279 square feet.

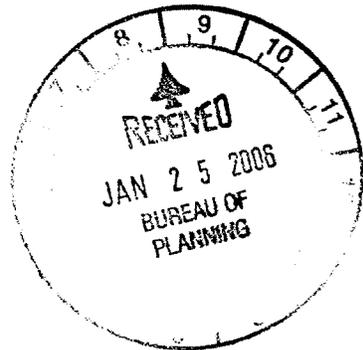


EXHIBIT "A"
(page 4 of 5)

~~X~~-06-09

PARCEL 5

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the east right of way of North Howard Street if said right of ways were extended to form a point; thence running along said southeast right of way of College Avenue (a/k/a East College Avenue (f/k/a DeKalb Avenue) and following a curve to the left an arc distance of 109.62 feet to a point and the point of beginning; thence continuing along said southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and following a curve to the left an arc distance of 22.02 feet to a point on the southwesterly side of a 10 foot alley (said arc having a radius of 2284.14 feet and a chord bearing and distance of north 59 degrees 23 minutes 23 seconds for 22.02 feet); thence leaving said right of way and running along said southwesterly side of said alley south 35 degrees 36 minutes 32 seconds east a distance of 67.71 feet to a point on the northwesterly side of a 20 foot alley thence continuing along said alley south 54 degrees 15 minutes 26 seconds west a distance of 15.00 feet to a point; thence leaving said alley running north 41 degrees 17 minutes 31 seconds west a distance of 70.01 feet to a point on the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the Point of Beginning.

Said tract or parcel of land containing 0.029 acres or 1,265 square feet.

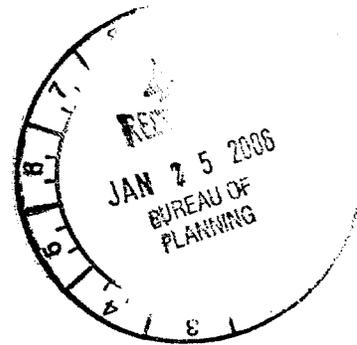


EXHIBIT "A"
(page 5 of 5)

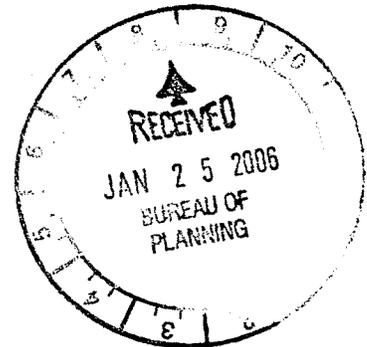
~~7~~-06-09

PARCEL 39

All that tract or parcel of land lying and being in Land Lot 211 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at the southeast right of way of College Avenue (a/k/a East College Avenue) (f/k/a DeKalb Avenue) and the east right of way of North Howard Street if said right of ways were extended to form a point; thence running along said east right of way of North Howard Street a distance of 86.50 feet to a point on the southwesterly side of a 10 foot alley; thence running along said southwesterly side of said alley south 80 degrees 44 minutes 29 seconds east a distance of 169.47 feet to a point and the point of beginning; thence continuing along said alley south 80 degrees 44 minutes 29 seconds east a distance of 29.80 feet to a point; thence continuing along said alley running south 00 degrees 01 minutes 10 seconds west a distance of 47.70 feet to a point; thence leaving said alley running north 81 degrees 09 minutes 18 seconds west a distance of 12.00 feet to a point; thence running north 19 degrees 05 minutes 58 seconds west a distance of 53.60 feet to a point on said southwesterly side of said alley and the Point of Beginning.

Said tract or parcel of land containing 0.023 acres or 986 square feet.



06-0-0498

(Do Not Write Above This Line)

AN ORDINANCE Z-06-09
BY: ZONING COMMITTEE

An Ordinance to rezone property from the R-4 (Single Family Residential) District and C-1 (Community Business) District to the C-1 (Community Business) District, property located at 1971-1989 College Avenue, S.E., fronting approximately 450 feet on the east side of College Avenue and located at the northwest corner of College Avenue and Kirkwood Avenue.
Depth: varies.
Area: approximately .944 acres
Land Lot 211,
15th District, DeKalb County, Georgia.
OWNER: KIRKWOOD IRONWORKS DEVELOPMENT LLC.
APPLICANT: KIRKWOOD IRONWORKS DEVELOPMENT LLC.
C/O OF ROBERT LAMB
NPU-0 COUNCIL DISTRICT 5

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

Date Referred 2-20-2006
 Referred To: ZRB & Zoning
 Date Referred
 Referred To:
 Date Referred
 Referred To:

First Reading
 Committee Date 2/24/2006
 Chair
 Referred to ZRB & Zoning

Committee
 Date 2/24/2006
 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
 ADOPTE BY
 MAY 01 2006
 COUNCIL
 Refer To

Committee
 Date
 Chair
 Action
 Fav, Adv, Hold (see rev. side)
 Other
 Members
 Refer To

FINAL COUNCIL ACTION
 2nd
 1st & 2nd
 3rd
 Consent
 V Vote
 RC Vote

CERTIFIED
 MAY 01 2006

CERTIFIED
 MAY 01 2006

APPROVED
 MAY 9 2006
 MAYOR

RCS# 2450
12/03/12
3:02 PM

Atlanta City Council

MULTIPLE 12-O-1748; 12-O-1749 AND 12-O-1750

REFER/ZRB/ZC

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

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

MULTIPLE