

AN ORDINANCE
BY COUNCIL MEMBER NATALYN MOSBY ARCHIBONG



**AN ORDINANCE TO ZONE PROPERTY LOCATED AT THE
GLENAIRE SUBDIVISION, PHASE II TO THE R-4 (SINGLE FAMILY
RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.**

WHEREAS, the property owner of the Glenaire Subdivision, Phase II, Atlanta, GA has requested the property be annexed from DeKalb County unincorporated into the corporate boundaries of the City of Atlanta; and

WHEREAS, Glenaire Subdivision, Phase I is within the corporate boundaries of the City of Atlanta and is improved with single-family residences; 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 the Glenaire Subdivision, Phase II, Atlanta, GA be zoned to the R-4 (Single-Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in District 15, Land Lot 174, 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 suffix "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.

EXHIBIT A

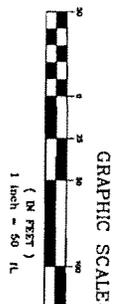
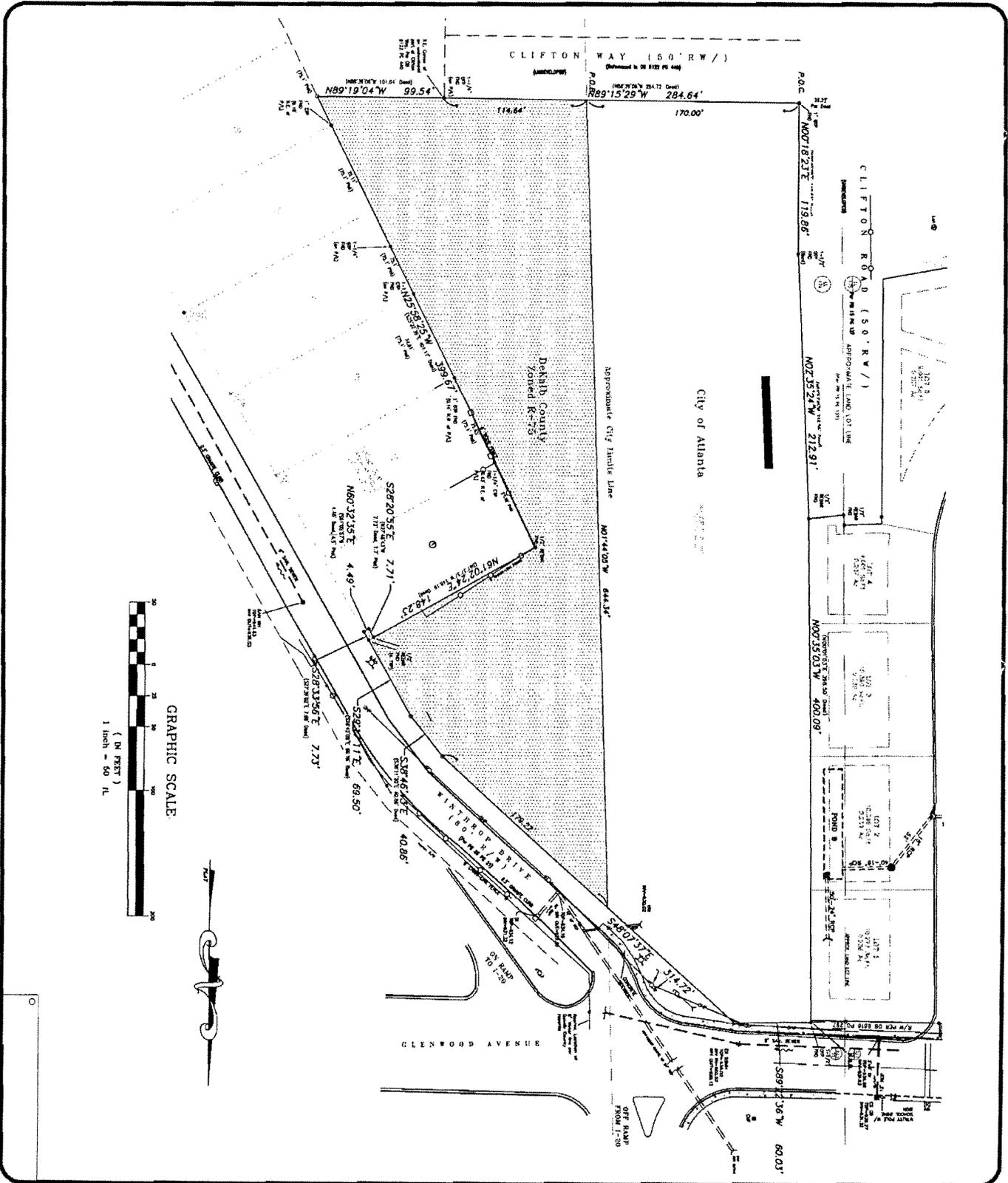
Legal Description- GLENAIRE SUBDIVISION, PHASE II

A parcel of land lying and being in Land Lot 174 of the 15th District of DeKalb County, Georgia and described as follows:

Commence at the Northeast corner of the intersection of Clifton Road (50-foot Right-of-Way) and Clifton Way (50-foot Right-of-Way) and run along the northern right of way line of Clifton Way S89° 15' 29"E a distance of 170 feet more or less to the City Limits line of the City of Atlanta and the Point of Beginning;

Thence leaving the right of way line of Clifton Way and running N01° 44' 05" W along the City Limits line of the City of Atlanta a distance of 644.34 more or less to the southwesterly right of way line of Winthrop Drive; thence running along said right of way line S48° 07' 37" E a distance of 179.22 feet to a point; thence continuing along said right of way line S38° 46' 43" E a distance of 40.86 feet to a point; thence continuing along said right of way line S29° 17' 11" E a distance of 69.50 feet to a point; thence continuing along said right of way S28° 33' 56" E along said right of way a distance of 7.73 feet to an iron pin; thence leaving said right of way and running S60° 32' 35" W a distance of 4.49 feet to an iron pin; thence running N28° 20' 55" W a distance of 7.71 feet to an iron pin; thence running S61° 02' 24" W along the northwesterly line of Lot 1 of the Winthrop Manor Subdivision a distance of 148.23 feet to an iron pin; thence running S25° 58' 25" E along the southwesterly lots of said subdivision a distance of 401.17 feet to a point; thence running N89° 19' 04" W a distance of 101.04 feet to a point on the northerly right of way line of Clifton Way; thence continuing along said right of way line N89° 15'29" W a distance of 114.64 feet to the Point of Beginning.

Said parcel containing 1.82 acres more or less.



SHEET 1 of 1	ANNEXATION EXHIBIT GLENAIRE SUBDIVISION Land Lots 174 & 175, 15th District City of Atlanta, DeKalb County, Georgia	Prepared for: MI GLENAIRE, LLC 3050 Peachtree Road NW - Suite 400 Atlanta, Georgia 30305	A Atlanta Engineering Services, Inc. 165 Thompson St. Alpharetta, Georgia 30009 Phone: 878-297-2585 Fax: 878-297-2580 www.atlantaeng.com	REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>									
DRAWING INFORMATION DATE: 11/15/11 PROJECT NUMBER: 100-1748 SHEET NO.: 174													