

13-O-0332/Z-13-05- A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 AND R-4 (COMMUNITY BUSINESS AND SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-4B (MULTIFAMILY RESIDENTIAL DISTRICT, PROPERTY LOCATED AT 2114 AND 2116 (REAR) DEFOORS FERRY ROAD, N.W. AND 2108 AND 2110 DEFOOR AVENUE, N.W., FRONTING APPROXIMATELY 234 FEET ON THE WEST SIDE OF DEFOORS FERRY ROAD AND APPROXIMATELY 92 FEET SOUTHWEST OF THE INTERSECTION OF DEFOORS FERRY ROAD AND CROSS CREEK PARKWAY DEPTH: VARIES. AREA: APPROXIMATELY 1.75 ACRES. LAND LOTS 185 AND 186, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: WYATT AMD KNOX INVESTMENTS, LLC. APPLICANT: VALENTIN CIUPERCA NPU C COUNCIL DISTRICT 9

Application File Date	February 13, 2013
Zoning Number	Z-13-05
NPU / CD	D/9
Staff Recommendation	Approval conditional of substitute ordinance
NPU Recommendation	Approval conditional of substitute ordinance
ZRB Recommendation	Approval conditional of substitute ordinance

Review List:

Office of Research and Policy Analysis	Completed	05/07/2013 2:10 PM
Zoning Committee	Completed	05/17/2013 12:44 PM
Atlanta City Council	Pending	
Zoning Committee	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	

HISTORY:

05/15/13 Zoning Committee HELD IN COMMITTEE

Zoning Review Board Summary Report. Public Hearing held on April 11th. Recommendation from ZRB was approval conditional of a substitute ordinance to zoning MR4B

RESULT:	HELD IN COMMITTEE [UNANIMOUS]
AYES:	Wan, Bottoms, Shook, Smith, Young Jr.
ABSENT:	Joyce Sheperd

Certified by Presiding Officer	Certified by Clerk
Mayor's Action	
<i>See Authentication Page Attachment</i>	

**ORDINANCE
BY ZONING COMMITTEE
ZONING COMMITTEE**

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13-O-0332

AN ORDINANCE

Z-13-05

AS SUBSTITUTED

BY: ZONING COMMITTEE

Date Filed: 2-12-13

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 2114 and 2116 DEFOORS FERRY ROAD, N.W. and 2106 DEFOORS MILL DRIVE, N.W. be changed from the C-1 and R-4 (Community Business and Single Family Residential) Districts to the MR4 B (Multifamily Residential) Zoning District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 185 and 186, 17th 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.