

Z-13-19- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-2-C (COMMERCIAL SERVICE-CONDITIONAL) DISTRICT TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED AT 1085-1089 HOWELL MILL ROAD, N.W., FRONTING APPROXIMATELY 173 FEET ON THE EASTERLY SIDE OF HOWELL MILL ROAD BEGINNING APPROXIMATELY 352 FEET FROM THE SOUTHEAST SIDE OF 14TH STREET. DEPTH: VARIES. AREA: 1.55 ACRES. LAND LOT 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: IRONWORKS INTERNATIONAL, INC. APPLICANT: STEIN INVESTMENT CO, LLC NPU E COUNCIL DISTRICT 3

Application File Date	June 11, 2013
Zoning Number	Z-13-19
NPU / CD	E/3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Review List:

Office of Research and Policy Analysis	Completed	06/26/2013 5:25 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	

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

**AN ORDINANCE
BY**

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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 1085-1089 HOWELL MILL ROAD, N.W., be changed from the C-2-C (Commercial Service-Conditional) District to the MRC-2 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 150 of the 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.



Description of Property

All that tract or parcel of land lying and being in Land Lot 150 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, commence at the intersection formed by the southwesterly right-of-way of Fourteenth Street (60' r/w) and the northeasterly right-of-way of Howell Mill Road (50' r/w) and thence proceed southwesterly along the northeasterly right-of-way of Howell Mill Road the following courses and distances: along an arc of a curve to the right 163.56 feet to a point (said arc having a chord distance of 163.56 feet on a bearing of South 09°59'31"West and a radius of 12,772.90 feet); thence South 10°21'32"West a distance of 188.17 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus established running thence South 87°04'57"East and departing the northeasterly right-of-way of Howell Mill road (50' r/w) a distance of 400.00 feet to an iron pin placed (1/2" R.B.); running thence South 11°12'15"West a distance of 170.10 feet to an iron pin found (1/2" R.B.); running thence North 87°33'30"West a distance of 396.65 feet to a hole found on the northeasterly right-of-way of Howell Mill Road (50' r/w); running thence northeasterly along the northeasterly right-of-way of Howell Mill Road the following courses and distances: along the arc of a curve to the right 55.93 feet to a point (said arc having a chord distance of 55.93 feet to a point (said arc having a chord distance of 55.93 feet on a bearing of North 09°04'32"East and a radius of 1249.66 feet); thence North 10°21'32"East a distance of 117.00 feet to the POINT OF BEGINNING; said tract containing 1.55533 acres or 67,750 square feet.



Handwritten blue ink signature or date: Z-13-19