CITY COUNCIL
ATLANTA, GEORGIA

13-O-1223

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

Application File Date	8-2-13
Zoning Number	Z-13-29
NPU / CD	T/4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Review List:

Office of Research and Policy Analysis	Completed	08/20/2013 10:30 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action *See Authentication Page Attachment*	

LEGISLATION HISTORY – BLUE BACK

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

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Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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 RG-1-C (Residential General-Sector 1 Conditional) 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.

Nm:DOE 1(1552857), Rq:186,1

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

RECEIVED
AUG - 2 2013
BUREAU OF PLANNING

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

WARRANTY DEED

State of Georgia
County of Fulton

Z-13-029

THIS INDENTURE made this 19th day of June, 2009, between

Royality Lionesz, 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).

W I T N E S S E T H 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:

Witness

Notary Public
My Commission Expires

K MAYS
NOTARY
My Comm. Expires December 8, 2009
PUBLIC
CLAYTON COUNTY, GEORGIA

Royality Lionesz, LLC

(Seal)
By: Theodore Faison, Managing Member

(Corporate Seal)

ROYALTY LIONESZ LLC
SEAL
2009
ATLANTA, GA

Deed_Ga_WarrantyDeed.rdw
LCK - CM 06/26/2007

SSW-090600531S
06/19/09 @ 09:59 AM

Attachment: Z-13-29 (13-O-1223 : Z-13-29 An Ordinance to rezone 951/961 Fair Street-R-5 to RG-1-C)

55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-13-029**

DATE ACCEPTED: **08/02/2013**

NOTICE TO APPLICANT

Address of Property:
957, 961 Fair ST SW

City Council District: **4** Neighborhood Planning Unit (NPU): **T**

Zoning Review Board (ZRB) Hearing Date:

Thursday, October 3 or 10, 2013 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU T is:

Mark Malaguerra
(404) 752-6423
mark@nputatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

TW, for Director, Bureau of Planning

Paschal Ike

APPLICATION FOR REZONING
City of Atlanta

Date Filed 8-2-13 Application Number Z-13-029

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I Hereby Request That The Property Described in this Application be Rezoned

From R-5 District

TO RG-1-C District

Name of Applicant Ike Paschal U.
Last Name First Name M.I.

address 3645 Marketplace Blvd. Suite 201 street name

city East Point state Georgia zip code 30344

phone (404) 796-1626 Fax (206) 337-7390

e-mail address caomelothouseinc@yahoo.com

Name of Property Owner Doe George
Last Name First Name M.I.

address 3645 Marketplace Blvd. Suite 201 street name

city East Point state Georgia zip code 30344

phone (404) 796-1626 Fax (206) 337-7390

Description of Property

Address of Property 957 & 961 street name FAIR STREET.

city Atlanta state Georgia zip code 30314

The subject property fronts 75 feet on the north side of Fair Street

beginning 387.5 feet from the NW corner of Fair St. & Ashby St.

Depth: 125 Area: 9370 s.f. Land Lot: 116 Land District: 14 Fulton County, GA.

Property is zoned: R-5 Council District: 4 Neighborhood Planning Unit: T

Z-13-029

C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.

N/A D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit ***Attachment 7.***

E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.

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N/A F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, ***Attachment 3.***

N/A G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on ***Table II (Attachment 4)***, you must contact the Office of Planning for further instructions.

H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.

N/A I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit ***Attachment 5.***

N/A J. **DISCLOSURE.** Submit a disclosure statement as described in ***Attachment 6.***

K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.

L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.

M. **FEES.** See attached fee schedule, ***Attachment 8***.

N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Paradise Ibe

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 29 day of July 2013

Dexter D Jones

(Notary Public)

Dexter D Jones
NOTARY PUBLIC
Dekalb County, GEORGIA
My Commission Expires
February 25, 2017

PART 1 (1 of 3)

Z-13-029

A). SUMMARY OF PROPOSED PROJECT.

CAMELOT HOUSE INCORPORATED is a non-profit community based organization with office space for latency age youth and adolescents who have behavioral/emotional problems, need a less structured environment at present, and would benefit from treatment in a group setting. These children cannot function in a family environment at present, and in most situations the population consists of abused, neglected or dependent male and female youth requiring placement where a foster home placement is either inappropriate or unavailable. Service components that shall be available to youth living at Camelot House Inc. are, at a minimum:

A. Community-based activities (lawn care to occupied or vacant properties/waste disposal services to the community/ house painting to properties in need)
B. Monthly clothing allowance;
C. Independent daily living skills (cooking, cleaning, making appointments, setting up bank accounts, bus transportation, career planning, etc.).
D. Medication monitoring to include requirements by DFCS (Department of Family and Children Services) as to administration by adults, record keeping, etc.;
E. Educational planning to include advocacy, enrollment, and transitional after-hours program or step-down to another school setting;
F. Transportation
G. Case management;
H. Court appearances and testimony, and reports to the court;
I. Progress reports;
J. Recreational/social/therapeutic services;
K. Intake/treatment/transitional planning/discharge planning;
L. Provisions for diagnostic assessments/ongoing treatment
M. Behavior modification/management.

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B). DOCUMENTED IMPACT ANALYSIS.

1). Compatibility with comprehensive development plans; timing of development:

According to criteria provided, Camelot House Inc. is compatible with comprehensive development plans. The land use is a "low-density residential" property.

2). Availability of and effect on public facilities and services/referrals to other agencies:

Camelot House Inc. has an existing infrastructure already in place to support the proposed use.

3). Availability of other land suitable for proposed use: effect on balance of land uses:

Out of the 72 homes that are on Fair Street alone, 30 of them are abandoned. Of the homes that are occupied, most of them are being rented by tenants that are not property owners. Camelot House Inc. has an understanding that the land used on this property has been a haven for drug

PART 1 (2 OF 3)

Z-13-029

addicts, transients, prostitutes, and the homeless living in vacant properties. We as a whole also understand that we can turn the negative land use into a positive by providing structure and stability to the environment. By showing consistency with the land use and proper detterants put in place, it will provide the necessary difficulty for transients, homeless, prostitutes, and drug addicts to deviate away from the land and property that is being used as a positive outcome.

4). Effect on character of the neighborhood:

Group homes in residential areas provide behaviorally/emotionally challenged youth with the obvious benefit of being able to live in typical community settings and participate in the normal rhythm of community life. As a result, these individuals have the equal opportunities to develop their capabilities and contribute their talents to the rest of society.

Second, establishing group homes in neighborhoods provides the public with meaningful contact with youth in their community. Such contact helps break down the stereotypes that have for so long stigmatized persons with emotional or behavioral issues and unjustly excluded them from the rest of society.

Finally, the acceptance of group homes in neighborhoods promotes our social ideal of a moral community that is responsive to the needs of its members. It allows us to acknowledge our responsibility to promote the welfare of others, even when we perceive it as a burden.

We aspire to a society that will ensure the common good--where all persons are treated humanely and equally, and provided with the basic human necessities. But we also aspire to a society in which the burdens (perceived or actual) that must be borne to achieve this good are distributed equally among all members of society--and not to the backyards of a few.

5). Suitability of proposed use:

To date, there are no other existing programs such as Camelot House Inc. that are directly addressing these particular issues within the community that is in need of a non-profit organization such as our own.

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6). Effect on adjacent property:

Living in the community for over 4 years at the property of 961 Fair Street, the properties four doors down each way are vacant, while attracting the worst types in the area (drug addicts/prostitutes/transients/homeless people). Out of the 72 homes that are on Fair Street alone, 30 of them are abandoned. Of the homes that are occupied, most of them are being rented by tenants that are not property owners. Staff and clients who are a part of Camelot House Inc.'s non-profit organization will provide positive productivity to an unstable environment. We will community based programs in place to let the community as a whole understand that we are here for them (lawn care to occupied or vacant properties/waste disposal services to the community/ house painting to properties in need/house maintanence to properties in need).

PART 1 (3 OF 3)

Z-13-029

7). Economic use of current zoning:

Everyone is having more vacancies on Fair Street for several reasons. Those who were able to buy did so since the prices and interest rates were down. Essentially the negative to that was that it attracted less qualified renters onto the property. On Fair Street, there are a glut of rentals on the market since those who had property to sell (and couldn't sell it) put those properties on the rental market. Unfortunately this means that the more rentals available equals more competition. Many people lost their houses to foreclosure or filed for bankruptcy in the area. Once again, the negative outcome of that is that there will be more unqualified renters. Many tenants are having financial problems in this economy. Lost jobs, money not going as far with increased price of everything. Those tenants who do not make some cut backs in their spending habits can find themselves in financial trouble and be unable to pay the rent/continue in their units. (Loss of tenants)

The biggest complications are the loss of tenants and no one is able to watch the property on a consistent everyday basis. Because of the vacant properties around 957 Fair street and 961 Fair Street, you are equivocally more prone to higher crime rates, drug addicts/prostitutes/transients willing to cause damage to the property, and theft.

Rezoning the properties could cause a significant positive outcome to the community by protecting not just market value of the properties, but the neighborhood residents in their homes and neighborhoods. Simultaneously, rezoning the properties can protect the welfare of current neighborhood residents and reinforce community values, resources and institutions (which themselves contribute to the welfare of current and future neighborhood residents).

8). Tree Preservation:

No trees will be damaged or cut down to accommodate renovation or new construction at the facility.

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C). Conditional Zoning.

Please refer to Site Plan/Floor Plan Copies.

D). PLANNED DEVELOPMENT (PD) DISTRICTS.

N/A

E). PROPERTY DESCRIPTION.

Please refer to Page 2.

F). HOUSING APPLICATION.

N/A

PART 2 (1 OF 4)

Z-13-029

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IMPACT ANALYSIS (PROGRAM DETAILS).

1). Ingress and Egress:

a. How will employee and client vehicles enter and leave the property?

The properties 957 Fair Street & 961 Fair Street are adaptive uses of existing structures. Both properties have never had on-site parking since their development. It should be noted that Camelot House Inc. only plans on having 4 clients in total on the property, which would require at the very maximum 2 staff that would need to park on the property at any time.

b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?

Emergency vehicles will gain access thru the front of the property site on Fair Street which is 200 feet from the intersection of Joseph E. Lowery.

c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

This question is not applicable because there is no vehicular access on both properties. I would like to also add that there is an active street in the front of the property (Fair Street).

2). Off-Street Parking and Loading:

a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?

The operator of the facility will use the City of Atlanta trash containers to unload/dispose of garbage once a week.

b. How will products and supplies be delivered to the facility?

Products and supplies will be delivered to the facility by vehicles owned by the operator for employee/clients.

c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?

Service personnel will park and gain access to the property by using the available on-site parking for routine maintenance.

d. How will employees and clients park their vehicles and gain access to the property?

PART 2 (2 OF 4)

Z-13-029

As mentioned previously, employees and clients may park their vehicles and gain access to the property by using the front of the property.

3. Buffering and Screening:

a. How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?

This question is not applicable due to the fact that we are not adding any lights or any other additional structures that a typical family would use.

b. How many vehicles will travel to and from the facility everyday? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

There will be two (2) vehicles that will travel to and from the facility everyday. There will be no additional improvements made on any road to accommodate heavy traffic.

4. Hours and Manner of Operation

a. Proposed Use of Site? Please state ***exactly*** and in ***detail*** what is intended to be done on, or with the property.

CAMELOT HOUSE INCORPORATED is a non-profit community based organization with office space for latency age youth and adolescents who have behavioral/emotional problems, need a less structured environment at present, and would benefit from treatment in a group setting. These children cannot function in a family environment at present, and in most situations the population consists of abused, neglected or dependent male and female youth requiring placement where a foster home placement is either inappropriate or unavailable. Service components that shall be available to youth living at Camelot House Inc. are, at a minimum:

A. Community-based activities (lawn care to occupied or vacant properties/waste disposal services to the community/ house painting to properties in need)
B. Monthly clothing allowance;
C. Independent daily living skills (cooking, cleaning, making appointments, setting up bank accounts, bus transportation, career planning, etc.).
D. Medication monitoring to include requirements by DFCS (Department of Family and Children Services) as to administration by adults, record keeping, etc.;
E. Educational planning to include advocacy, enrollment, and transitional after-hours program or step-down to another school setting;
F. Transportation
G. Case management;
H. Court appearances and testimony, and reports to the court;
I. Progress reports; Behavior modification and management.
J. Recreational/social/therapeutic services;
K. Intake/treatment/transitional planning/discharge planning;
L. Provisions for diagnostic assessments/ongoing treatment

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PART 2 (3 of 4)

Z-13-029

b. What will be the hours and days of the week during which the facility will be open?

Camelot House Inc. as a facility will be open 24 hours a day/&days a week for employees/clients. It will also be open from 8:00 a.m. to 5:00 p.m. Monday-Friday for case managers and relatives of clients to visit. Peak hours shall be defined as 3:00 p.m. to 11:00 p.m. on school days and 8:00 a.m. to 11:00 p.m. on non-school days.

c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.

Two (2) employees including a house manger will be employed at the facility with three (3) eight (8) hour shifts seven (7) days a week.

d. How many clients will be served by the facility, and what will be their ages?

There will be no more than 8 clients at the facility. Their ages will range from 12-18 years of age.

e. Will you offer meals; and if so, when will they be offered?

We will be offering clients three (3) meals a day (breakfast/lunch/dinner) including snacks seven (7) days a week.

f. Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?

As mentioned previously, special programs will be offered at the facility without requiring vehicles to park at or on the site. Community-based activities for our clients (lawn care to occupied or vacant properties/waste disposal services to the community/ house painting to properties in need) and educational planning for our clients (to include advocacy, enrollment, and transitional after-hours program or step-down to another school setting).

5. <u>Duration of Special Use Permit:</u>

a. How long would you like the special use permit to last (for example: 3 years, 5 years, indefinitely, etc.)?
Indefinitely.

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6. <u>Tree Preservation and Replacement:</u>

a. Will any trees be damaged or cut down to accommodate renovation or new construction at the facility? If so, how will recompense for the trees be furnished? (Please consult with the City Arborist, (404)330-6874, about this issue.)

PART 2 (4 OF 4)

Z-13-029

As mentioned previously, no trees will be damaged or cut down to accommodate renovation or new construction at the facility.

7. Required Yards and Open Spaces:

a. Will there be any additions to the existing facility structure, and if so, would they encroach into any required yard setbacks or required open space? (Please consult with the Office of Planning Division staff to find out the yard setback requirements or open space requirements for the property.)

Based on Office of Planning City of Atlanta recommendation to combine the structures or leave them as is, if required to consolidate the lot spaces on 957/961 Fair Street, we will add a connection to the properties as required.

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AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

Z-13-029

I, George Doe (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 957 Fair Street / 961 Fair Street Atlanta, GA 30314 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Ike FIRST NAME Paschal

ADDRESS Marketplace STREET NAME Blvd. SUITE 201

CITY East Point STATE GA ZIP CODE 30344

TELEPHONE NUMBER

AREA CODE (202) NUMBER 492 - 5823

Signature of Owner

GEORGE A. DOE

Print name of owner

Personally Appeared Before Me this 30 day of July, 2013.

Notary Public

Dexter D Jones
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
February 25, 2017

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

RECEIVED
AUG - 2 2013
BUREAU OF PLANNING

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

WARRANTY DEED

State of Georgia
County of Fulton

Z-13-029

THIS INDENTURE made this 19th day of June, 2009, between

Royality Lionesz, 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).

W I T N E S S E T H 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:

Royality Lionesz, LLC

_____(Seal)
By: Theodore Faison, Managing Member

Witness

Notary Public
My Commission Expires:

K MAYS
NOTARY PUBLIC
My Comm. Expires December 8, 2009
CLAYTON COUNTY, GEORGIA

(Corporate Seal)

ROYALTY LIONESZ LLC
COMPANY SEAL
2006
GEORGIA

Deed_Ga_WarrantyDeed.rdw
LCK - CM 06/26/2007

SSW-090600531S
06/19/09 @ 09:59 AM

RECEIPT

PAID
CITY OF ATLANTA
AUG 02 2013
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: Z-13-029
Application Type: Planning/ZRB/Rezoning/NA
Address: 961 FAIR ST SW, ATLANTA, GA 30314
Owner Name: FREMONT INVESTMENT & LOAN
Owner Address:
Application Name:

Receipt No. 337610

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Cash		$500.00	08/02/2013	RPLEWIS		

Owner Info.: FREMONT INVESTMENT & LOAN

Work Description: Rezoning to RG-1 to operate as a supportive housing use.