

**Z-13-37- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO R-4B (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 1412 CARROLL DRIVE, N.W., FRONTING APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF CARROLL DRIVE BEGINNING 200 FEET FROM THE SOUTHWEST INTERSECTION OF CARROLL DRIVE AND SOUTHLAND CIRCLE. DEPTH APPROXIMATELY 150 FEET; AREA: 0.52 ACRES. LAND LOT 192, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THOMAS F. WIEDEMAN APPLICANT: THOMAS F. WIEDEMAN**

Application File Date	9-10-13
Zoning Number	Z-13-37
NPU / CD	D/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Review List:**

Office of Research and Policy Analysis	Completed	09/19/2013 4:53 PM
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 <i>See Authentication Page Attachment</i>	

**AN ORDINANCE  
BY**

**Z-13-37- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO R-4B (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 1412 CARROLL DRIVE, N.W., FRONTING APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF CARROLL DRIVE BEGINNING 200 FEET FROM THE SOUTHWEST INTERSECTION OF CARROLL DRIVE AND SOUTHLAND CIRCLE. DEPTH APPROXIMATELY 150 FEET; AREA: 0.52 ACRES. LAND LOT 192, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THOMAS F. WIEDEMAN APPLICANT: THOMAS F. WIEDEMAN**

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ZRB Recommendation	

City Council  
Atlanta, Georgia

AN ORDINANCE

Z-13-37

BY: ZONING COMMITTEE

Date Filed 9-10-13

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 1412 CARROLL DRIVE, N.W., be changed from the I-2 (Heavy Industrial) District to R-4B (Single Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 192 of the 17<sup>th</sup> 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.



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

Attachment: Z-13-37 (13-O-1289 : Z-13-37 An Ordinance to rezone from I-2 to R-4B for 1412 Carroll Drive,

APPLICATION #: **Z-13-037**

DATE ACCEPTED: **09/10/2013**

NOTICE TO APPLICANT

Address of Property:  
**1412 Carroll DR NW**

City Council District: **9** Neighborhood Planning Unit (NPU): **D**

Zoning Review Board (ZRB) Hearing Date:  
**Thursday, November 7 or 14, 2013 at 6:00 p.m.**

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

The contact person for NPU D is:

**Jim Martin**  
**(404) 894-6794**  
**james.martin@me.gatech.edu**

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,

  
\_\_\_\_\_  
R.J, for Director, Bureau of Planning

  
\_\_\_\_\_  
Thomas Wiedeman

APPLICATION FOR REZONING  
City of Atlanta

Date Filed \_\_\_\_\_

Application Number 2-13-37

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

From I-2 District

TO R-4B District



Name of Applicant Wiedeman Thomas F.  
Last Name First Name M.I.

address 3212 street name East Wood Valley Rd NW  
city Atlanta state GA zip code 30327  
phone 404-964-2150 Fax \_\_\_\_\_  
e-mail address tfwiedeman@gmail.com

Name of Property Owner Wiedeman Thomas F.  
Last Name First Name M.I.

address 3212 street name East Wood Valley Rd NW  
city Atlanta state GA zip code 30327  
phone 404-964-2120 Fax \_\_\_\_\_

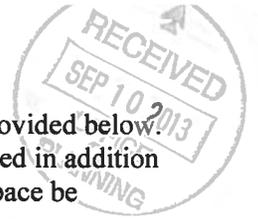
Description of Property

Address of Property 1412 street name Carroll Dr. NW  
city Atlanta state GA zip code 30318

The subject property fronts 150 feet on the South side of Carroll Dr.  
beginning 557 feet from the South corner of Carroll Dr. + Chattahoochee Ave.

Depth: 150 Area: 0.52 Land Lot: 192 Land District: 17 - 0192 Fulton County, GA.

Property is zoned: I-2 Council District: 9 Neighborhood Planning Unit: NPU-D



**SUMMARY OF PROPOSED PROJECT.** Describe the proposed project in the space provided below. Include the proposed use of each building and all other land uses. This description is required in addition to the Documented Impact Analysis and is not considered a substitute. Should additional space be required please type or print on a separate piece of paper.

Z-13-37

*Answer: Pursuant to this application, the applicant seeks a rezoning of the subject property from I-2 to R-4B. The subject property is located on the South side of Carroll Dr. in Northwest Atlanta, between Marietta Blvd. and Chattahoochee Ave. The street is currently developed with 19 single-family homes and 4 two-family duplexes. The entire street (Carroll Dr.) is zoned I-2, with the exception of the lots that the 4 duplexes are located on that is zoned RG-3Z. However, the City of Atlanta GIS interactive online map indicates a future land use of "Medium Density Residential" for the area on either side of Carroll Dr. that is bounded by Marietta Blvd. and Chattahoochee Ave. The 2011 Comprehensive Development Plan adopted by the City of Atlanta in October 2011 per 11-O-1234, provides a table on page 330 that shows the compatibility of various future land use designations with various zoning classifications. In this table, the land use designation of "Medium Density Residential" is compatible with the following zoning classifications: R-2, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG-1, RG-2, RG-3.*

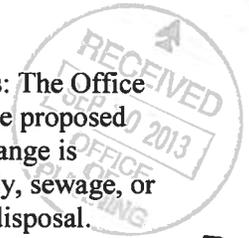
*The subject property is comprised of 3 lots in the Hills Park Subdivision that together represent 22,475 square feet or 0.52 acres. The subject property is currently improved with one single family detached home. The zoning change would enable the future development of 3 single-family detached homes, which would be in-line with the existing and future land use designation of the street and surrounding parcels. The applicant expects to sell the 3 lots to local homebuilders or individual homeowners for the development of 3 single-family detached homes.*

**B. DOCUMENTED IMPACT ANALYSIS.** Each application must contain a typed or printed documented analysis of the impact of the proposed rezoning with respect to the following matters.

**(1) Compatibility with comprehensive development plans; timing of development:**

The Office shall examine the proposal to determine whether it is in accord with comprehensive development plans in their 15-year, 5-year, and 1-year forms. In its findings in this regard, it may report that the proposal is compatible or incompatible with all such plans or that while the change is in accord with those of longer range it would be premature in the light of the 1-year or 5-year comprehensive development plans. The Office shall not recommend any change not in accord with adopted comprehensive development plans but may, where it sees fit, recommend changes in such plans, following which, if such change in plans are officially adopted, the zoning change may be reconsidered without prejudice and without a new application if an application is involved.

*Answer: The proposed R-4B zoning classification is consistent with the existing land use of "single family" and the future land use designation of "Medium Density Residential". The 2011 Comprehensive Development Plan adopted by the City of Atlanta in October 2011 per 11-O-1234, provides a table on page 330 that shows the compatibility of various future land use designations with various zoning classifications. In this table, the land use designation of "Medium Density Residential" is compatible with the following zoning classifications: R-2, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG-1, RG-2, RG-3. The applicant expects to sell the 3 lots comprising the subject property soon after rezoning to homeowners or a homebuilder. Due to improving market conditions, the applicant expects single-family construction to occur soon after disposition.*



**(2) Availability of and effect on public facilities and services/referrals to other agencies:** The Office shall consider and report on the availability of public facilities and services and the effect the proposed change would have on demands for public facilities and services in the area in which the change is proposed or generally. Such facilities and services include but are not limited to water supply, sewage, or drainage, transportation, schools, fire and police protection, and solid waste collection and disposal.

*Answer: Since the area has been an established residential corridor, water and sewage facilities serving the property are adequate. All necessary public facilities and services are available to the property. No adverse effect on public facilities and services are anticipated by this proposal.*

**(3) Availability of other land suitable for proposed use: effect on balance of land uses:** The Office may consider the availability of other appropriate land already zoned for the proposed use, general and in the area of the proposed change. The Office may also consider whether generally, or in the area of the proposed change, the change would have adverse environmental effects on the balance of land uses by removing land from a category for which it is suited and for which there is a greater need to a category for which the public need is lesser.

*Answer: The subject property is located on a street that is characterized by 19 single-family homes and 4 duplexes. The subject property is comprised of 3 lots that are together improved with one single-family home. The current zoning classification of I-2 is not consistent with the character of the neighborhood. The proposed zoning change to R-4B will result in development that is consistent with the existing land use of "single family" and the future land use designation of "Medium Density Residential".*

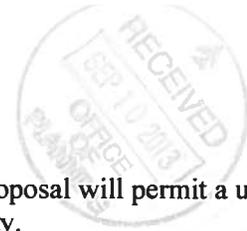
*The negative environmental impacts of residential uses, such as R-4B, are typically much less than that of industrial uses, such as I-2.*

*The population of metro Atlanta is growing much faster inside Interstate 285 than in the suburbs. This trend reversal has resulted in a greater demand for single-family homes inside of I-285, which will cause the need for more residential land uses within the Perimeter. The subject property has an appropriate future land use designation of "Medium Density Residential" and the proposal conforms to the existing and future land use designations.*

**(4) Effect on character of the neighborhood:** The Office shall consider the effect of uses permitted under the proposed change on the surrounding neighborhood and shall report any substantial probably adverse influences on desirable living conditions or sustained stability, or any tendencies toward blight and depreciation likely to result from the change.

*Answer: The subject property is located on the South side of Carroll Dr. in Northwest Atlanta, between Marietta Blvd. and Chattahoochee Ave. The street is currently developed with 19 single-family homes and 4 two-family duplexes.*

*The subject property is comprised of 3 lots in the Hills Park Subdivision that together represent 22,475 square feet or 0.52 acres. The subject property is currently improved with one single family detached home. The zoning change would enable the future development of 3 single-family detached homes, which would be in-line with the existing and future land use designation of the street and surrounding parcels. The proposed zoning change will positively affect the neighborhood by utilizing vacant lots with an appropriate land use. Only positive effects can result from improvements to vacant or undeveloped lots.*



**(5) Suitability of proposed use:** The Office shall consider whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*Answer: The subject property is located on the South side of Carroll Dr. in Northwest Atlanta, between Marietta Blvd. and Chattahoochee Ave. The street is currently developed with 19 single-family homes and 4 two-family duplexes.*

*The subject property is comprised of 3 lots in the Hills Park Subdivision that together represent 22,475 square feet or 0.52 acres. The subject property is currently improved with one single family detached home. The zoning change would enable the future development of 3 single-family detached homes, which would be in-line with the existing and future land use designation of the street and surrounding parcels. The proposed use is suitable, given the character of the street/neighborhood.*

**(6) Effect on adjacent property:** The Office shall consider whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

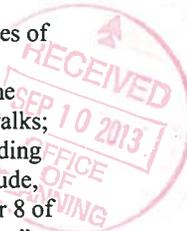
*Answer: The subject property is directly adjacent to single family detached homes on the east and west lot lines. There is an industrial park to the south of the subject property, which would not be affected by an adjacent residential use. No adverse effect on adjacent property is anticipated by this proposal.*

**(7) Economic use of current zoning:** The Office shall consider whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

*Answer: The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned. The current zoning classification of I-2 does not allow for the construction of single-family homes, which is the highest and best use for the property, "as developed". Under the current I-2 zoning the land will remain vacant indefinitely, as it is not economically feasible to develop an industrial building on 3 single family lots that are located on a street developed with single family homes.*

**(8) Tree Preservation:** The Office shall consider and report on whether the proposal is in accordance with the City of Atlanta's policies related to tree preservation as adopted in Section 10-2033, Policy, Purpose and Intent of the City of Atlanta Tree Ordinance.

*Answer: The applicant shall comply with the policies related to the tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta tree ordinance.*



Z-13-37

- 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.
- 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.
- 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*.
- 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.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- 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.**

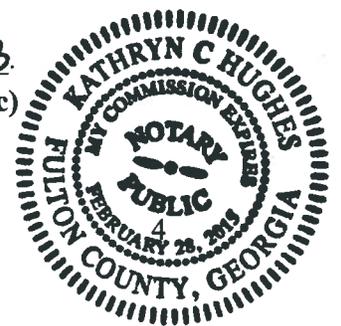
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Thomas J. Weideman

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 10 day of September, 2013.

Kathryn C. Hughes (Notary Public)



**AUTHORIZATION BY PROPERTY OWNER**

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



2-13-37

I, Rita N. Wiedeman (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1412 Carroll Drive NW, Atlanta, GA 30318 (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 Wiedeman FIRST NAME Thomas

ADDRESS 3212 STREET NAME E. Wood Valley Rd SUITE \_\_\_\_\_

CITY Atlanta STATE GA ZIP CODE 30327

**TELEPHONE NUMBER**

AREA CODE (404) NUMBER 964 - 2150

Rita N. Wiedeman  
Signature of Owner  
Rita N. Wiedeman  
Print name of owner

Personally Appeared Before Me this 10 day of September, 2013.

Kathryn C Hughes  
Notary Public



**AUTHORIZATION BY PROPERTY OWNER**

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



2-13-37

I, Tom F Wiedeman (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1412 Carroll Drive NW, Atlanta, GA 30318 (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 Wiedeman FIRST NAME Thomas

ADDRESS 3212 STREET NAME E. Wood Valley Rd SUITE \_\_\_\_\_

CITY Atlanta STATE GA ZIP CODE 30327

**TELEPHONE NUMBER**

AREA CODE (404) NUMBER 964 - 2150

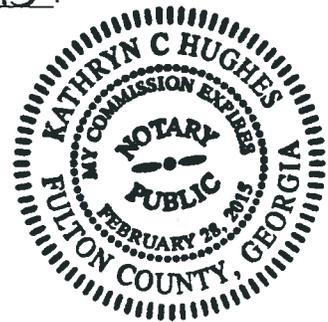
Signature of Owner

Tom F Wiedeman

Print name of owner

Personally Appeared Before Me this 10 day of September, 2013.

Kathryn C Hughes  
Notary Public



# ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

(Required only if application would result in construction of one or more units of new housing)



2-13-37

Application Number \_\_\_\_\_

Name of applicant Thomas F. Wiedeman

Address 3212 E. Wood Valley Rd NW

City Atlanta State GA Zip Code 30327

Contact, if other than applicant \_\_\_\_\_

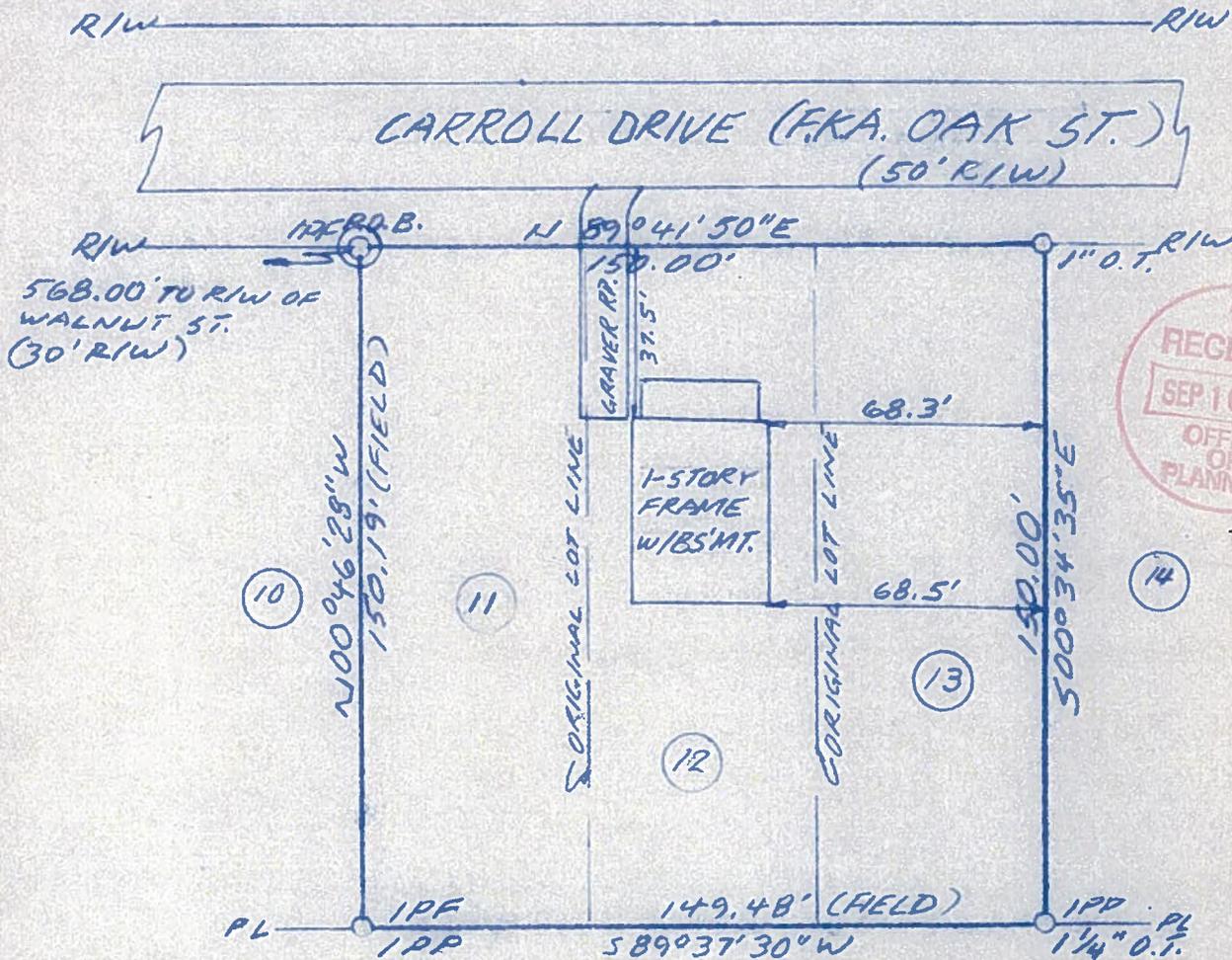
Zoning category requested R-4B No. of acres of property to be rezoned 0.52

No. of Proposed dwelling units per acre 5.769 Total number of dwelling units 3

Total number of units by bedroom: 9

Monthly rental per unit X or selling per unit 300,000 - 350,000 per home

Projected construction completion date: 2016



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (15408) IN A AREA HAVING SPECIAL FLOOD HAZARDS, PER F.L.A. 135157-0018C DATED 3-4-87



LEGEND	
D.I.=DROP INLET	CONC.=CONCRETE
IPF=IRON PIN FOUND	MON.=MONUMENT
IPP=IRON PIN PLACED	L.P.=LIGHT POLE
CMF=CONC. MONU. FOUND	W.M.=WATER VALVE
H.W.=HEADWALL	W.V.=WATER VALVE
G.W.=GUY WIRE	G.V.=GAS VALVE
M.H.=MANHOLE	CMF=CORRUGATED METAL PIPE
C.B.=CATCH BASIN	RCP=REINFORCED CONC. PIPE

THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE-IN.

DATE OF FIELD LOCATION 5/28/01 AREA= 0.52 ACRES

-THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,290 FEET AND AN ANGULAR ERROR OF 03" SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 332,880 FEET.  
 -ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.  
 -EQUIPMENT USED: TOPCON GTS 1002 STATION  
 -NO U.S.C.G.S. MONUMENTS FOUND UNLESS OTHERWISE NOTED.  
 -IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



KENNETH L. NUTT, GA REG. SURVEYOR #11114  
 KENNETH L. NUTT L.L.C.  
 1065 Sandtown Road, S.W. Marietta, GA 30008  
 Phone: (770) 425-8824 Fax: (770) 425-8768

THIS SURVEY FOR:	
TOM WIEDEMAN	
HILLS PARK SUBDIVISION	REVISIONS
LOTS 11, 12 AND 13	
LAND LOT(S) 192 DIST 17 <sup>th</sup> SECT.	CHECKED: KLN
FULTON COUNTY, GEORGIA	PC: G.G.
DATE: 6/18/01 SCALE: 1" = 40'	ATTY: IND.
DEED BK PG. 12 PLAT 2 PG. 189	JOB NUMBER 019701
	DRAWN: MM

### Legal Description

All that tract or parcel of land lying and being in Land Lot 192 of the 171h District of Fulton County, Georgia, being Lots 11, 12 and 13 of Block S of Hills Park Subdivision, according to plat recorded in Plat Book 2, page 189, Fulton County Records, and being more particularly described as follows:

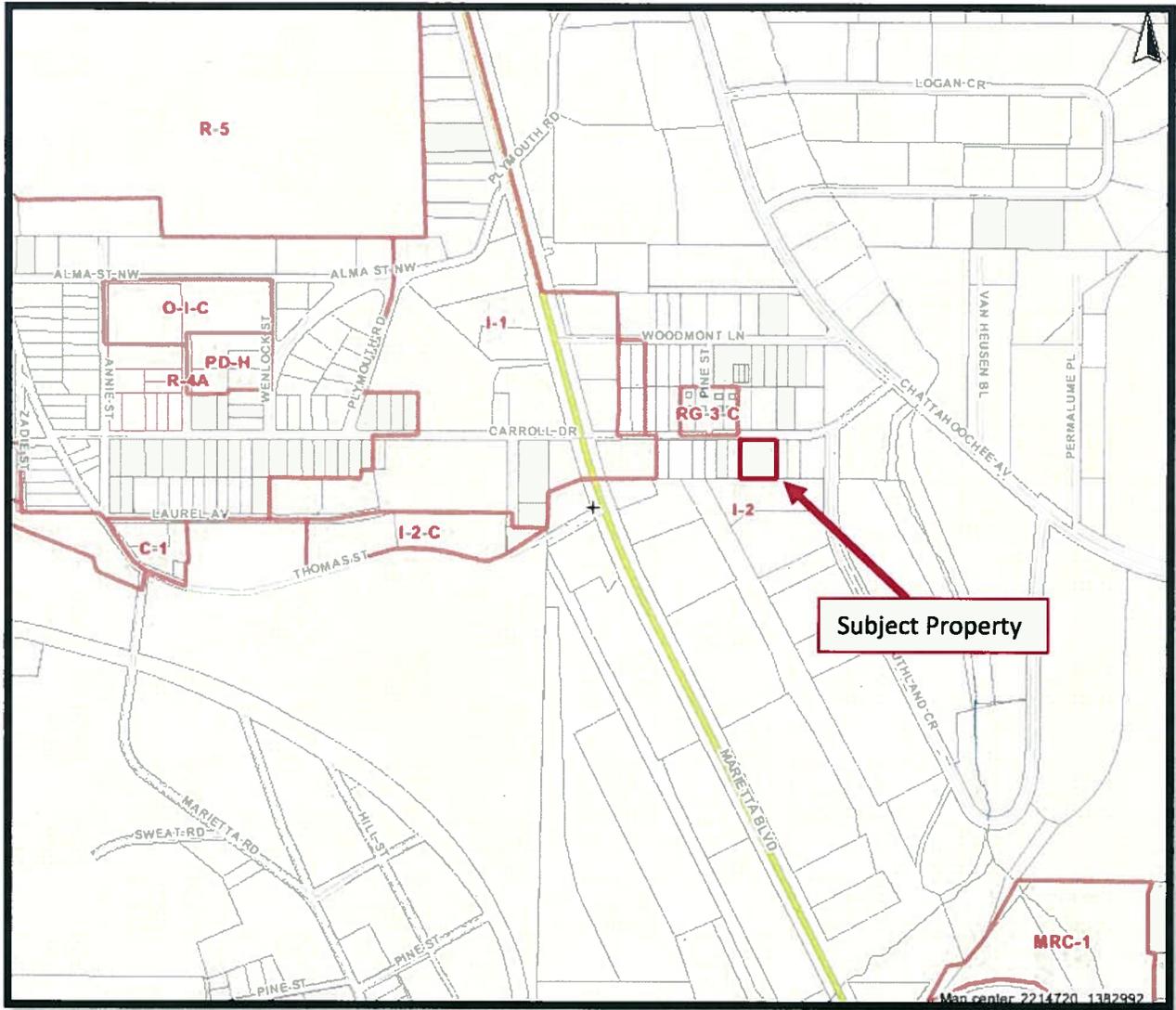
Beginning at a point on the South side of Carroll Drive (formerly Oak Street) five hundred sixty-eight (568) feet east of the intersection of the East side of Walnut Street and the South side of Carroll Drive, said point of beginning also being the Northeast corner of Lot 10 of said block and subdivision, and running thence East along the south side of Carroll Drive, one hundred fifty (150) feet; running thence South, one hundred fifty (150) feet; running thence West, one hundred fifty (150) feet to Lot 10; running thence North along the East side of Lot 10, one hundred fifty (150) feet to the South side of Carroll Drive and the Point of Beginning; being improved property have a house thereon known as No. 1412 Carroll Drive (formerly Oak Street), according to the present system of number houses in the City of Atlanta, Georgia and suburbs.



2-13-37



2-13-37



Map center: 2214720, 1382992

**RECEIPT**

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** Z-13-037  
**Application Type:** Planning/ZRB/Rezoning/NA  
**Address:** 1412 CARROLL DR NW, ATLANTA, GA 30318  
**Owner Name:** WIEDMAN TOM F & RITA N  
**Owner Address:**  
**Application Name:**

**Receipt No.** 342262

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	100	\$500.00	09/10/2013	SGUILDARIE		

**Owner Info.:** WIEDMAN TOM F & RITA N

**Work Description:** Rezone from I-2 to R4-BB

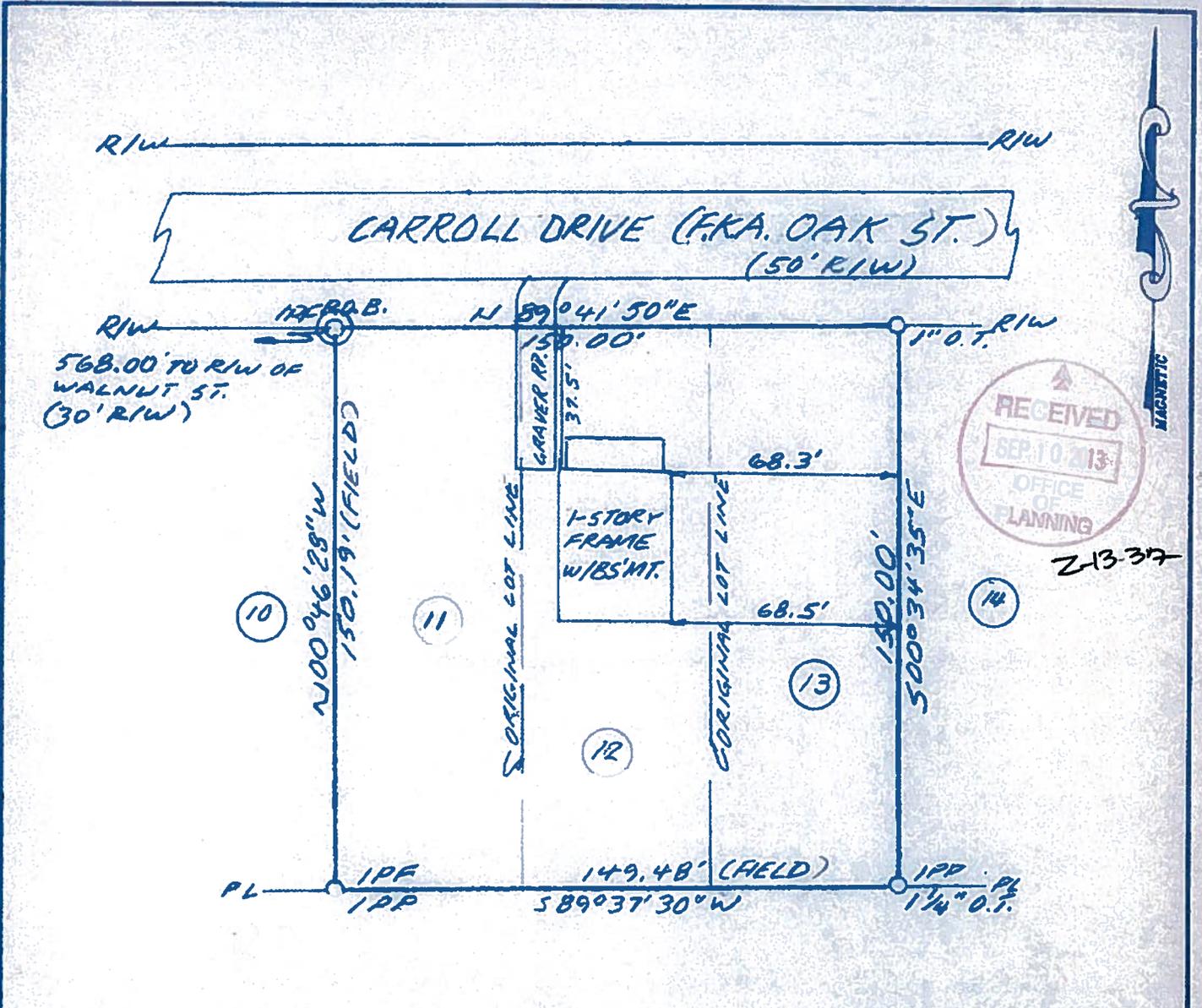
PAID  
CITY OF ATLANTA  
SEP 10 2013  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
SJ

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 192 of the 171<sup>h</sup> District of Fulton County, Georgia, being Lots 11, 12 and 13 of Block S of Hills Park Subdivision, according to plat recorded in Plat Book 2, page 189, Fulton County Records, and being more particularly described as follows:

Beginning at a point on the South side of Carroll Drive (formerly Oak Street) five hundred sixty-eight (568) feet east of the intersection of the East side of Walnut Street and the South side of Carroll Drive, said point of beginning also being the Northeast corner of Lot 10 of said block and subdivision, and running thence East along the south side of Carroll Drive, one hundred fifty (150) feet; running thence South, one hundred fifty (150) feet; running thence West, one hundred fifty (150) feet to Lot 10; running thence North along the East side of Lot 10, one hundred fifty (150) feet to the South side of Carroll Drive and the Point of Beginning; being improved property have a house thereon known as No. 1412 Carroll Drive (formerly Oak Street), according to the present system of number houses in the City of Atlanta, Georgia and suburbs.

Z-13-37



Z-13-37

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (15 AND X) IN A AREA HAVING SPECIAL FLOOD HAZARDS, PER F.I.A. 135157-0018C DATED 3-4-87



LEGEND	
DI-DROP INLET	CONC.-CONCRETE
IPF-IRON PIN FOUND	MON.-MONUMENT
IPP-IRON PIN PLACED	L.P.-LIGHT POLE
CMF-CONC. MONU. FOUND	W.M.-WATER METER
H.W.-HEADBALL	W.V.-WATER VALVE
G.W.-GUY WIRE	G.V.-GAS VALVE
M.H.-MINI-HOLE	CMP-CORRUGATED METAL PIPE
C.B.-CATCH BASIN	RCF-REINFORCED CONC. PIPE

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DATE OF FIELD LOCATION 5/28/01 AREA = 0.52 ACRES

-THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,290 FEET AND AN ANGULAR ERROR OF 03" SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 332,800 FEET.

-ALL IRON PINS ARE 1/2" DIAMETER UNLESS OTHERWISE NOTED.

-EQUIPMENT USED: TOPCON GPS STATION

-NO U.S.C.G.S. MONUMENTS FOUND (UNLESS OTHERWISE NOTED)

-IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MANDATORY STANDARDS AND REQUIREMENTS OF THE LAW.



KENNETH L. NUTT, GA. RES.

Kenneth L. Nutt, L.L.C.

1065 Sandtown Road, S.W. Marietta, GA 30008  
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THIS SURVEY FOR:

TOM WIEDEMAN

HILLS PARK SUBDIVISION	REVISIONS
LOTS 11, 12 AND 13	
LAND LOT(S) 192 DIST 17 <sup>th</sup> SEC.	CHECKED: KLN
FULTON COUNTY, GEORGIA	PC: G.G.
DATE: 6/18/01 SCALE: 1" = 40'	ATTY: IND.
DEED BK PG. 12 PLAT 2 PG. 189	JOB NUMBER 019701
	DRAWN: MM