

14-0-1028

(Do Not Write Above This Line)

**An Ordinance  
By Zoning Committee Z-13-37-**

An Ordinance 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, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: THOMAS F. WIEDEMAN  
APPLICANT: THOMAS F. WIEDEMAN  
NPU D  
COUNCIL DISTRICT 9 *As Amended*

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1<sup>ST</sup> ADOPT 2<sup>ND</sup> READ & REFER
- PERSONAL PAPER REFER

Date Referred: 1/21/14

Referred To: *Zoning*

Date Referred: \_\_\_\_\_

Referred To: \_\_\_\_\_

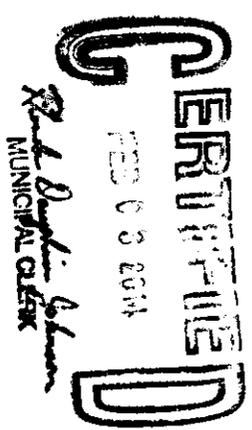
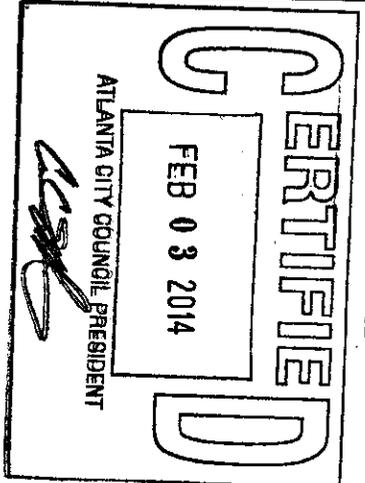
Date Referred: \_\_\_\_\_

Referred To: \_\_\_\_\_

Committee *Spring* First Reading  
Date \_\_\_\_\_  
Chair *Johnnie Hester*  
Referred To \_\_\_\_\_

Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (See rev.side) _____ Other _____ Members _____ Refer To _____	Committee _____ Date _____ Chair _____ Action Fav, Adv, Hold (See rev.side) _____ Other _____ Members _____ Refer To _____
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- FINAL COUNCIL ACTION
- 2<sup>ND</sup>
  - 1<sup>ST</sup> & 2<sup>ND</sup>
  - 3<sup>RD</sup>
- Readings
- Consent
  - V Vote
  - RC Vote



MAYOR'S ACTION

**APPROVED**

FEB 12 2014

WITHOUT SIGNATURE  
BY OPERATION OF LAW

3440

City Council  
Atlanta, Georgia

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-13-37**  
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-C (Single Family Residential-Conditional ) District, to wit:

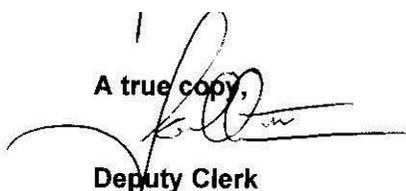
ALL THAT TRACT or parcel of land lying in Land Lot 192 of the 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

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.

A true copy,

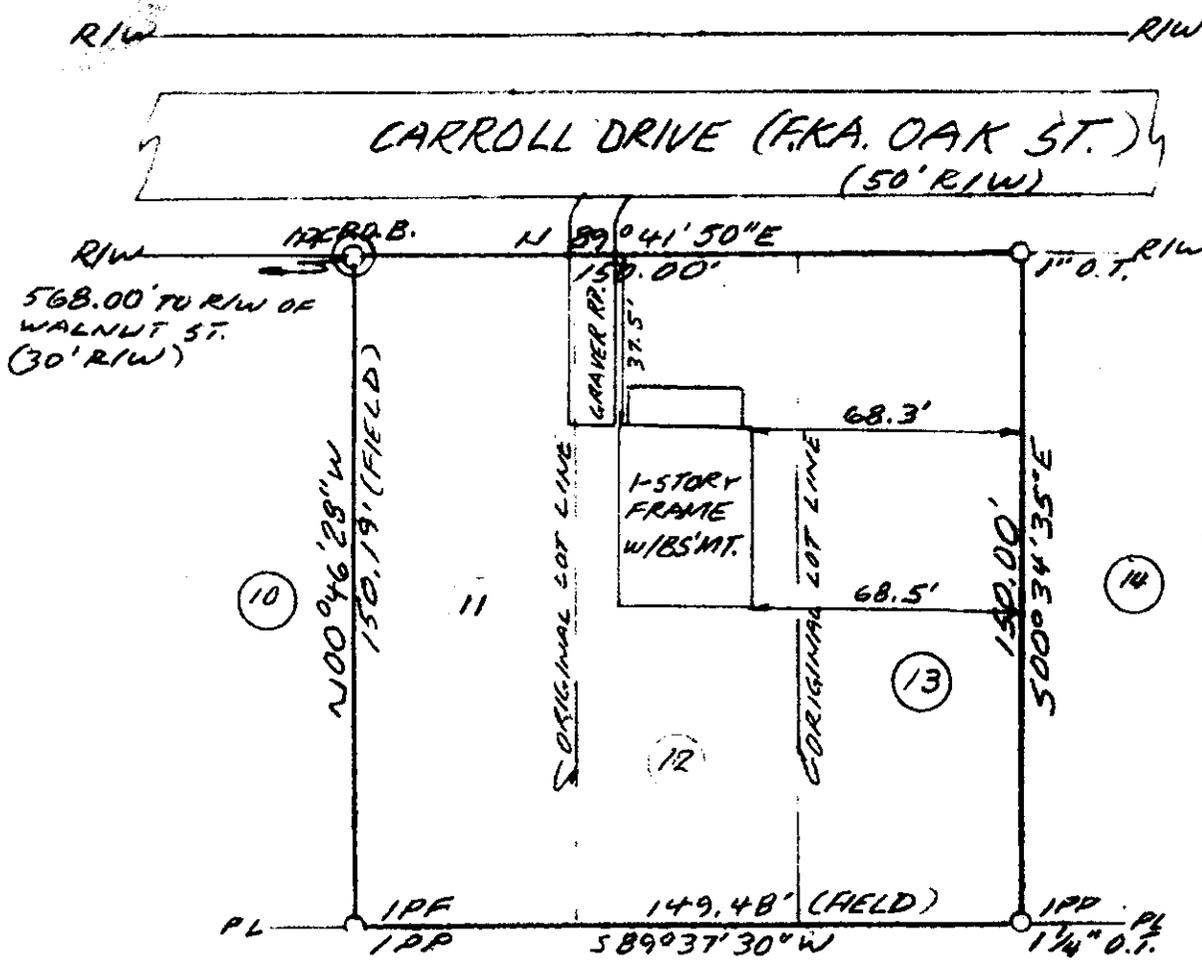
  
Deputy Clerk

ADOPTED as amended by the Council  
APPROVED as per City Charter Section 2-403

FEB 03, 2014  
FEB 12, 2014

**Conditions for Z-13-37 for 1412 Carroll Drive, N.W.**

1. The required sidewalks may be constructed on a lot by lot basis, providing that:
  - a. The required sidewalk for each individual lot must be in place prior to the issuance of a Certificate of Occupancy for each house.
  - b. The applicant/owner/builder is responsible for obtaining all sidewalk permits from Department of Public Works in accordance with the established regulations and standards.
2. All work to be undertaken by the applicant within the City of Atlanta right-of-way shall be permitted by the Department of Public Works prior to construction.
3. Subject to approved re-plat (REP-13-119) approved by Office of Planning on December 2, 2013 and stamped received by the Office of Planning on November 4, 2013.
4. Development of the three lots shall be subject to the requirements of R-4A zoning district.



2-13-37

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (1500X) IN A AREA HAVING SPECIAL FLOOD HAZARDS, PER F.I.A. # 135157-0018C DATED 3-4-87



LEGEND	
D.I.-DROP INLET	CONC.-CONCRETE
FP-IRON PIN FOUND	MON.-MONUMENT
FP-IRON PIN PLACED	LP.-LIGHT POLE
CMF-CONC. MONU. FOUND	W.M.-WATER METER
H.W.-HEADWALL	W.V.-WATER VALVE
G.W.-GUY WIRE	G.V.-GAS VALVE
M.H.-MANHOLE	CMP-CORRUGATED METAL PIPE
C.B.-CATCH BASIN	RCF-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

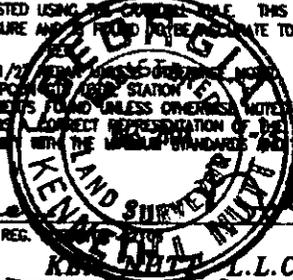
-THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,290 FEET AND AN ANGULAR ERROR OF 03" SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COLLIER TABLE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FIELD DATA TO BE ACCURATE TO WITHIN ONE FOOT IN 332,800

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

-EQUIPMENT USED: TOPCON GTS-1000 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 USABLE STANDARDS AND REQUIREMENTS OF THE LAW



KENNETH L. NUTT, GA. REG. SURVEYOR  
 KENNETH L. NUTT L.L.C.  
 1066 Sandtown Road, S.W. Marietta, GA 30008  
 Phone: (770) 426-8824 Fax: (770) 426-8768

THIS SURVEY FOR:		REVISIONS
TOM WIEDEMAN		
HILLS PARK SUBDIVISION		
LOTS 11, 12 AND 13		
LAND LOT(S) 192	DIST 17 EN. SECT.	CHECKED: KLN
FULTON COUNTY, GEORGIA		PC: G.G.
DATE: 6/18/01	SCALE: 1" = 40'	ATTY: I.N.D.
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.

Z-13-37

RCS# 81  
2/03/14  
6:00 PM

Atlanta City Council

MULTIPLE 14-O-1061/14-O-1036/14-O-1030/14-O-1031  
14-O-1028/14-O-1034  
ADOPT

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Bond
NV Hall	Y Wan	Y Martin	Y Norwood
Y Young	Y Shook	Y Bottoms	Y Dickens
Y Winslow	Y Adrean	B Sheperd	NV Mitchell

MULTIPLE