

14-0-1150
(Do Not Write Above This Line)

3847

U-14-05

**AN ORDINANCE BY
ZONING COMMITTEE**

An Ordinance by Zoning Committee granting a Special Use Permit for a Private School pursuant to Section 16.09, 005 (1) (k) for property located at 678 Moreland Avenue, N.E. fronting approximately 160 feet on the east side of Moreland Avenue beginning 60 feet from the northwest corner of Blue Ridge Avenue. Depth: approximately 164 feet. Area: approximately 0.23 acre. Land Lot 16, 14th District, Fulton County, Georgia.
OWNER: JNS2, INC. (STEVE WALLACE)
APPLICANT: MIT ASSOCIATES, INC. (NANNETTE FISCHER AND AUGUSTA MCDONALD)
NPU N COUNCIL
DISTRICT 2 *As Amended*

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred: 3/17/14
Referred To: ZPB + Zoning
Date Referred: _____
Referred To: _____
Date Referred: _____
Referred To: _____

Committee Special First Reading
Date 3/27/14
Chair Spencer
Referred to _____

Committee Special
Date 4/30/14
Chair _____

Action AS Amended
Fav. Adv. Hold (See rev. side)
Other _____
Members _____

Steve Wallace
Nannette Fischer
Augusta McDonald
Refer 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 _____

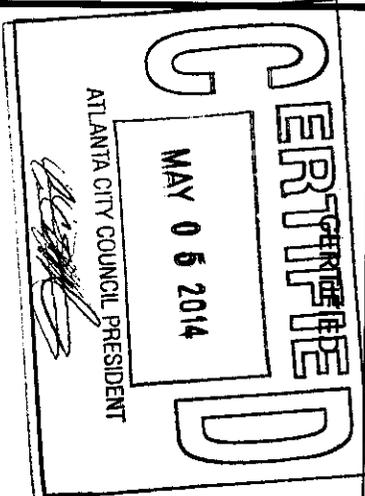
Members _____

ADOPTED BY

MAY 05 2014
COUNCIL

Refer To _____

- FINAL COUNCIL ACTION
- 2ND Reading
 - 1ST & 2ND Reading
 - 3RD Reading
 - Consent
 - V Vote
 - RC Vote



Rock Dunbar
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 14 2014

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

14-O-1150

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

U-14-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.09, 005 (1) (k) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **PRIVATE SCHOOL**, is hereby approved. Said use is granted to **MIT ASSOCIATES, INC. (NANNETTE FISCHER AND AUGUSTA MCDONALD)** and is to be located at **678 MORELAND AVENUE, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 16, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

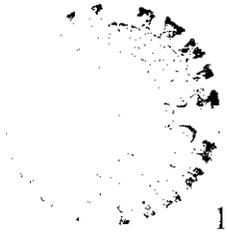
A true copy,



Deputy Clerk

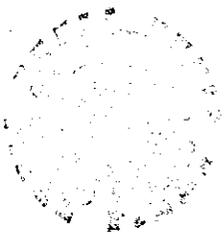
ADOPTED as amended by the Atlanta City Council
APPROVED as per City Charter Section 2-403

MAY 05, 2014
MAY 14, 2014



CONDITIONS FOR U-14-05 FOR 678 MORELAND AVENUE, N.E.

1. The special use permit for a Private School shall be valid only as long as Montessori In Town is the operator.
2. Site Plan titled Montessori In Town dated January 23, 2014 and marked received by the Office of Planning on April 17, 2014.
3. The applicant shall install signage directing traffic exiting the facility to make a right turn only onto Moreland Avenue.



LEGAL (MEASURED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 16 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA BEING LOTS 28 AND 29 OF THE THOMAS M. CLARKE PROPERTY SUBDIVISION AS PER PLAT RECORDED AT PLAT BOOK 7, PAGE 120, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE TRUE POINT OF BEGINNING BEING AN IRON PIN FOUND ON THE WESTERN 60 FOOT RIGHT-OF-WAY OF MORELAND AVENUE A DISTANCE OF 63.00 FEET NORTHERLY FROM THE INTERSECTION OF THE WESTERN 60 FOOT RIGHT-OF-WAY OF MORELAND AVENUE AND THE NORTHERN 40 FOOT RIGHT-OF-WAY OF BLUE RIDGE AVENUE. THE TRUE POINT OF BEGINNING THUS ESTABLISHED, RUN THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 164.40 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF 164.60 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF MORELAND AVENUE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 60.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 60.00 FEET TO AN IRON PIN FOUND AND THIS BEING THE POINT OF BEGINNING. DESCRIBED TRACT OR PARCEL CONTAINS 19,751 SQUARE FEET OR 0.46 ACRES AND IS KNOWN AS NUMBER 678 MORELAND AVENUE ACCORDING THE PRESENT SYSTEM OF NUMEBRING PROPERTIES IN FULTON COUNTY, GEORGIA.

U-14-05

RCS# 272
5/05/14
2:41 PM

Atlanta City Council

MULTIPLE 14-O-1037;1126;1125;1150;1041;1128;AND
1117;
ADOPT AS AMNDED

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

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

MULTIPLE