

**U-14-05-AN AMENDED 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**

Application File Date	February 4, 2014
Zoning Number	U-14-05
NPU / CD	N/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**Workflow List:**

Office of Research and Policy Analysis	Completed	02/24/2014 9:09 AM
Zoning Committee	Completed	03/12/2014 11:01 AM
Atlanta City Council	Completed	03/21/2014 4:33 PM
Zoning Review Board Staff	Completed	04/21/2014 12:03 PM
Office of Research and Policy Analysis	Pending	
Zoning Committee	Pending	
Mayor's Office	Pending	

**HISTORY:**

03/12/14	Zoning Committee	
03/17/14	Atlanta City Council	REFERRED TO ZRB AND ZC

<b>RESULT:</b>	<b>REFERRED TO ZRB AND ZC [12 TO 0]</b>
<b>AYES:</b>	Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean, Moore, Sheperd
<b>ABSENT:</b>	Keisha Lance Bottoms
<b>AWAY:</b>	Howard Shook, Clarence "C. T." Martin

<b>RESULT:</b>	<b>REFERRED TO ZRB AND ZC [12 TO 0]</b>
<b>AYES:</b>	Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean, Moore, Sheperd
<b>ABSENT:</b>	Keisha Lance Bottoms
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Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**U-14-05-AN AMENDED 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**

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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, 14<sup>th</sup> 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.

**NOTICE TO APPLICANT**

Address of Property:  
**678 Moreland AVE NE**



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

APPLICATION #: **U-14-005**

DATE ACCEPTED: **02/04/2014**

City Council District: **2** Neighborhood Planning Unit (NPU): **N**

Zoning Review Board (ZRB) Hearing Date:  
**Thursday, April 3 or 10, 2014 at 6:00 p.m.**

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

The contact person for NPU N is:

**Jonathan Miller**  
**(404) 790-9398**  
**millernkelly2@mindspring.com**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**  
Debbie Skopczynski (NPU F)  
404-874-7483  
atlanta.npuf.zoning@gmail.com



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,

CS, for Director, Bureau of Planning

Nannette Fischer

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## APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed 2-4-14 Application Number U-14-005  
 I Hereby Request That The Property Described in this Application be granted a Special Use Permit

Name of Applicant: MIT Associates, Inc. (Nannette Fischer & Augusta McDonald)

Address : 1085 Street Name Ponce de Leon Ave

City Atlanta State GA Zip Code 30306

Phone 404/784-1038 Fax: none

E-mail address info@montessoriintown.com or nan@montessoriintown.com or augusta@montessoriintown.com

Name of Property Owner JNS2, Inc. (Steve Wadley)

Address: 3754 Street Name: Riverly Trace

City: Marietta State: Georgia Zip Code: 30067

Daytime Phone: 770-366-5407 Fax: 770-971-6986

E-mail address: Steve@clickmail.com

Description of Property

Street Address of Property: 678 Moreland Avenue

City: Atlanta State: GA Zip Code: 30306

Property is zoned: R-G Council District: 2 Neighborhood Planning Unit: N

The subject property fronts 160.14 feet on the east side of

Moreland Avenue, N.E., beginning 60 feet from the northwest corner of Blue Ridge Avenue, N.E.

Depth: 164.40 feet Area: 19,776 square feet Land Lot: 16 Land District: 14



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## INSTRUCTIONS

A. SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating?

\_\_\_\_\_ personal care home \_\_\_\_\_ rehabilitation center \_\_\_\_\_ day care center

\_\_\_\_\_ assisted living facility \_\_\_\_\_ nursing home \_\_\_\_\_ church

X  other: (describe): Montessori school

B. IMPACT ANALYSIS. Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

Complete and descriptive responses attached with short answers for your convenience below:

## 1. Ingress and Egress:

- How will employee and client vehicles enter and leave the property? Driveway with turn around area
- How will emergency vehicles (fire, police, and ambulance) gain access to the property? Driveway with turn around
- Will the way in which vehicles enter and leave the property cause traffic congestion? No Why or why not? There is sufficient driveway space, parking, and turn around area to accommodate all vehicles entering and leaving the property at different times of day. Egress from driveway will be right turns only.

## 2. Off-Street Parking and Loading:

- How will the operator of the facility dispose of refuse and garbage? dumpster, recycling & composting program. What kind of containers would be used? dumpster Will the City or a private garbage disposal service be used? Private garbage disposal service How often will the service pick up the garbage? weekly
- How will products and supplies be delivered to the facility? Products and supplies procured by staff, but outside deliveries (if ever needed) via parking lot with buzzer to be allowed to enter building
- 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? Via parking lot with buzzer to be allowed to enter building
- How will employees and clients park their vehicles and gain access to the property. Via parking lot with buzzer or keys to be allowed to enter building

## 3. Buffering and Screening:

- How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility? Install or add to 8 foot fencing on perimeter of property
- How many vehicles will travel to and from the facility every day? less than 40 per day. Are you planning to make any road improvements to accommodate heavy traffic to and from the facility? Driveway curb flares improved.

## 4. Hours and Manner of Operation:

- Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property. We propose to operate a Montessori day school with playground, gardening areas, sufficient parking, driveway, and secure fencing for children.
- What will be the hours and days of the week during which the facility will be open? 7:30 a.m. to 6 p.m.
- How many employees will be employed at the facility? 14 Include the number of shifts and number of employees per shift. 7:30 to 4 p.m. = 2 employees, 8 a.m. to 4 p.m. = 9 employees, 11 a.m. to 6 p.m. = 3 employees
- How many clients will be served by the facility, and what will be their ages? 75 children ranging in age from 3 to 9 y.o.
- Will you offer meals; and if so, when will they be offered? Lunches at noon and snacks at 10 a.m. and 4 p.m. brought by children's families, no meal preparation.
- 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? There may be 2 parent education evenings, 2 open houses, and a Fall Festival every school year. Visitors & parent body apprised of parking within invitation; carpooling & walking/biking encouraged.

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## 5. Duration of Special Use Permit:

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

## 6. Tree Preservation and Replacement:

a. Will any trees be damaged or cut down to accommodate renovation or new construction at the facility? no  
If so, how will recompense for the trees be furnished? (Please consult with the City Arborist, (404) 330-6874, about this issue.)

## 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? Playground, new southern entrance, & external fire escapes will be installed with no encroachment into any setbacks. (Please consult with the Office of Planning, Current Planning Division staff to find out the yard setback requirements or open space requirements for the property.)

C. 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.

D. SITE PLAN. This application must be accompanied by a detailed site plan which shows the following: 1) exact lot dimensions, 2) adjoining street (s), 3) location and dimensions of buildings and structures, 4) location of entrances to buildings, 5) any changes to be made to the site, 6) the specific use of each building and structure, 7) size and location of parking spaces, driveways and /or curb cuts, 8) location of mature trees, 9) north arrow, and 10) scale. An example of an acceptable site plan is attached. Additional information may be requested by the staff.

The site plan must be prepared, signed and sealed by a State of Georgia registered architect, engineer, or landscape architect, or by a planner who holds membership in the American Planning Association. The person who prepares the site plan must indicate the following on the site plan:

- 1) His or her state registration number,
- 2) The following statement: "I am familiar with the City of Atlanta Zoning Ordinance, including revisions, and I certify that to the best of my ability, these plans are accurate and comply with the general and district regulations of the zoning ordinance", and
- 3) His or her original signature.

E. FLOOR PLAN (PERSONAL CARE HOMES ONLY). Submit a floor plan showing the room layout of personal care homes, drawn to scale. All personal care homes must provide at least 80 square feet of personal living space per resident or that amount required by the State of Georgia for the licensing of personal care homes, whichever is greater.

F. TREE PRESERVATION. If any trees will be damaged or removed, please consult the City Arborist, (404) 330-6150, in accordance with the City's Tree Ordinance.

G. SUBMITTAL SCHEDULE AND HEARING DATES. See attached Zoning Review Board Schedule.

H. MEETING WITH NEIGHBORHOOD PLANNING UNIT. (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your special use permit application to find out which neighborhood and NPU meetings to attend prior to the public hearing of the Zoning Review Board. Staff will provide you the name and phone number of the contact for the NPU at the time when you file your application.

04 February 2014

U-14-005

Ms. Charletta Wilson Jacks, Director  
City of Atlanta Office of Planning  
55 Trinity Avenue, Suite 3350  
Atlanta, Georgia 30303

**Re: Special Use Permit Application - 678 Moreland Avenue (Montessori In Town)**

Dear Ms. Jacks:

We'd like to introduce ourselves, Nan Fischer and Augusta McDonald, and our school, Montessori In Town. We are the owners of this small and specialized Montessori school currently located in Atlanta's Poncey Highland neighborhood at Druid Hills Baptist Church's education building. It is our understanding that this building has been slated for demolition in 2015 and, as such, we have been asked to vacate our school's home of 9 years in June 2014.

We have located a building 2 blocks from our current location and feel that it is an appropriate and fine use to convert this 3-story apartment building and adjacent parking area into a permanent home for our sweet school. The square footage is just right for each of our Montessori classrooms to operate in one or two of the apartments each. As a Montessori school, we encourage our children to learn practical life skills and, as such, we will use the kitchens; the remaining rooms are home-like (a characteristic we strive for in the Montessori way of educating) and just right for library areas, learning spaces, and workplaces.

We are a fairly small school and do not anticipate growing very large. We currently enroll 75 children from the local area with 8 teachers in 4 classrooms. 678 Moreland Avenue would allow us to eventually grow 2 additional classrooms and that is sufficient for our vision.

We have attached the special use permit application in printed copy as well as emailing it to your office as a MS Word document for your review. Please feel free to contact us at our school [info@montessoriintown.com](mailto:info@montessoriintown.com) or 404/784-1038, [nan@montessoriintown.com](mailto:nan@montessoriintown.com) or 404/876-0611, [augusta@montessoriintown.com](mailto:augusta@montessoriintown.com) or 678/488-9596, or our consultant, Norman Koplou, at [norman.koplou@troutmansanders.com](mailto:norman.koplou@troutmansanders.com) if you have any questions or would like to discuss this matter in more detail.

Best Regards,



Nannette Fischer  
Co-director  
MIT Associates, Inc.



Augusta McDonald  
Co-director  
MIT Associates, Inc.

cc: Jay Tribby, Ph.D., Jonathan Miller, Norman Koplou, Mark Diedrich, , Chris Jenko, Edward Holified, Catherine Woodling, David Kirk

## IMPACT ANALYSIS

### BACKGROUND

Montessori In Town is the first **Association Montessori Internationale** ("AMI") accredited Montessori school to serve Atlanta's unique intown community. Criteria to be recognized as an AMI school include the training and ongoing professional development of teachers, fully equipped classrooms, class size, physical space (indoors and out), and student to teacher ratio. A triennial reaccreditation process ensures that AMI accredited adhere to the philosophy of Dr. Maria Montessori's principles.

Founded in 2005, our school's mission is to offer the finest of educational experiences to children in this vibrant, diverse intown community. Students are fostered to develop emotionally, socially, physically, and academically in a respectful atmosphere where differences are celebrated and respect is a cornerstone of our everyday work. Montessori In Town's first Primary class served children ages 2½ to 6+. As more families with children sought options for quality education, a second Primary class was established in 2007, and a third Primary class opening the following year.

In fall 2011, the school expanded to include an Elementary program serving children ages 6 through 9+. The school's central location in the Poncey-Highland neighborhood serves families from Morningside, Virginia-Highland, Poncey-Highland, Druid Hills, Midtown, West Atlanta, Inman Park, Old Fourth Ward, Lake Claire, Candler Park, Oakhurst, Decatur, Kirkwood, Edgewood, Downtown, Reynoldstown, Grant Park, East Lake, Ormewood, and East Atlanta.

We are currently located at 1085 Ponce de Leon Avenue, N.E. in the education building of the Druid Hills Baptist Church with ample classroom, playground, and garden spaces for children. This location is surrounded by a bustling and vibrant in town community of shops, restaurants, and is easily accessed from many neighborhoods. Unfortunately, we have recently learned the church intends to demolish the building currently housing our school, necessitating a move prior to the beginning of the 2014 – 2015 school year. We propose to relocate to the subject property (678 Moreland Avenue), which will provide sufficient space for our purposes and is located only a couple of blocks from our current location. The grant of the requested Special Use Permit will allow us to continue our educational mission in this community with minimal disruption to our families, students, teachers, and neighbors.

### ANALYSIS

#### 1. Ingress and Egress

Employee and client vehicles will enter and leave the property via the current driveway on Moreland Avenue. The driveway has large curb flares, enters into a lot that is sufficient for 12 parking spaces, and has a large radius turn-around area (140 feet total driveway with 45 degree radius). The driveway and turn-around area is long enough to accommodate at least 8 cars at a time. During our carpool times of 8:15 to 8:45 a.m., noon, and 2:45 to 3:00 p.m., parents choosing to use our optional carpool drop-off and pick-up will turn into the driveway, children will be expediently escorted out of or into their appropriate vehicle by a staff person, and parents' cars will proceed out. The exit will be marked "right turn only" onto Moreland Avenue. Many of our families share carpool with one another and a number of our families and staff members are within

walking distance and do not drive to school. 10% to 20% of our families use our early morning care from 7:30 to 8:15 a.m. and 20% to 30% of our families use our afterschool care from noon to 6:00 p.m. , dropping off and picking up their children intermittently during these times. Parents will have access to parking spaces both in the fenced and unfenced area of the lot for any drop-off or pick-up outside of our carpool times.

We have done an informal 2-week traffic study at our current location (Druid Hills Baptist Church). During this time there were never any more than 7 vehicles waiting for children to exit their vehicle and be escorted into our school. Afternoon pick-up is intermittent, as our students are released on a staggered basis, and we have not offered afternoon carpool in the past.

Informal carpool study:  
(morning carpool from 8:15 to 8:45 a.m.)

<u>Date</u>	<u>number of vehicles waiting in line</u>
1/07/14	4
1/08/14	3
1/09/14	6
1/10/14	7
1/13/14	5
1/14/14	3
1/15/14	4
1/16/14	5
1/17/14	7
1/21/14	4

Ingress and egress will not cause traffic congestion because the driveway, parking lot, and turn-around radius are all sufficient to accommodate all necessary vehicles off of the main thoroughfare. In fact, we respectfully submit that the school will generate no more traffic, and perhaps less, than that generated by the current apartment residential use on the site.

During carpool times (8:15 to 8:45 a.m. and noon, 2:45, and 3 p.m.) departing vehicles will be required to only turn right onto Moreland Avenue. There are 3 ways to access 678 Moreland Avenue by car: 1) from Moreland Avenue via driveway, 2) from Blue Ridge Avenue and Ponce de Leon Avenue via alley that runs between these streets and behind 678 Moreland Avenue, and 3) indirectly from Seminole Avenue or N. Highland Avenue by parking and walking less than 3 blocks. The site is served by MARTA bus and is approximately 2 blocks via sidewalk from the Freedom Parkway pedestrian and bike path. Accordingly, there are numerous alternative routes and modes available to accommodate persons traveling to and from the school.

2. Off-Street Parking and Loading

Off street vehicle parking and loading will be within the 12-space parking lot with turn-around area on premises. Staff who drive – as oppose to bike or walk to work - will be able to park their vehicles in the 12-space parking lot, as will emergency vehicles. As an in-town neighborhood, there is also ample on street parking. Staff members will access the building with a key or keypad and emergency personnel will be ‘buzzed in’ by our receptionist.

Refuse and garbage that is not recyclable or compostable will be disposed of in a dumpster on premises. The dumpster will be emptied on a weekly basis by a private commercial refuse company, with more frequent pick-ups should the need arise. Montessori In Town is strongly

committed to recycling and composting and as such we do not produce much waste; this is part of what we teach our students.

Products and supplies, which are (to date) always procured and brought in by school staff, will be delivered to the school through the main entrance. On the rare occasion that a non-employee needs to access the facility for delivery, the parking lot will have 5 spaces outside of the secured (fenced) parking and our main entrance will be equipped with a 2-way speaker and lock release mechanism.

The above holds true for service personnel (such as electric & gas maintenance personnel) for parking and access to the property for routine maintenance. Employees with vehicles (some of our employees walk or ride MARTA to work) will park in the 7-space secured parking while visitors will park in the 5 spaces outside of the secured parking. Employees will have direct (keyed or keypad) access, while visitors will announce themselves through a speaker and our receptionist will 'buzz' them in if they are allowed.

### 3. Buffering and Screening

As a school, Montessori In Town is concerned about the safety of our students. We will install and/or add to an 8-foot tall fence around the southern, western, and northern boundaries of 678 Moreland Avenue. The eastern boundary (facing Moreland Avenue) will be secured by an attractive 4-foot fence with appropriate and secure gates for driving and walking entrances, with 5 parking spaces (including handicapped accessible) remaining outside this fence. Since we do not operate after dark, minimal security lights will be installed. Noise (only happy child noises!) will be nominal and limited to weekday afternoon hours.

As a fairly small Montessori school (75 students currently enrolled, serving 58 families) we have less than a total of 40 vehicles at different times during the day arriving and departing. During the informal survey above, there were no more than 7 vehicles waiting at one time for morning carpool. The remainder of the day has intermittent traffic as our students are released on a staggered schedule and we have minimal visitors. The driveway improvements noted above and the installation of right turn only signs on premises will accommodate traffic coming to and leaving the subject property.

### 4. Hours and Manner of Operation

We propose to operate a Montessori day school with a playground, gardening areas, sufficient parking with turn-around, driveway, and secured fencing for our students. We will operate from 7:30 a.m. to 6 p.m. weekdays only. Montessori In Town employs 14 staff members with 2 employees arriving at 8 a.m. and leaving at 4 p.m., 9 employees arriving at 8 a.m. and leaving at 4, and 3 employees arriving at 11 a.m. and leaving at 6 p.m.

Montessori In Town currently enrolls 75 students and serves 58 families. The students range in age from 3 to 9 years old. Students bring lunches from home and serve themselves (with supervision) at noon; healthy cold or room temperature snacks are provided by parents on a weekly rotation and are served at 10 a.m. and 4 p.m.; there is no meal preparation on the premises.

We might offer 2 parent education sessions, 2 open houses, and a Fall event every school year. Because we are part of an in-town neighborhood, parents frequently carpool or walk/bike to our gatherings. Visitors are given specific instructions on available parking when they are invited to our school.

c. Duration of Special Use Permit

We will need the special use permit to last indefinitely as we envision this being the permanent home for Montessori In Town.

6. Tree Preservation and Replacement

No trees will be damaged or removed from 678 Moreland Avenue to accommodate renovation or construction.

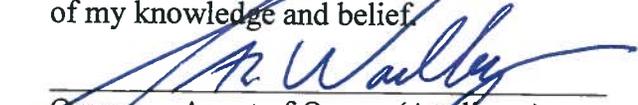
7. Required Yards and Open Spaces

External fire escapes will be installed to all three levels of the building, a new main entrance on the southern side of the building will be created, gardening areas planted on the northern side, and a playground will be installed in the southwestern corner of the property. None of these improvements will encroach into any property setbacks and there will not be any increase in impervious surface and only minimal land disturbance. The current building and grounds are ideal (with minor safety modifications) to turn this lovely historical apartment building into a wonderful neighborhood school.

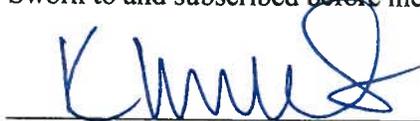
5  
AUTHORIZATION TO INSPECT PREMISES

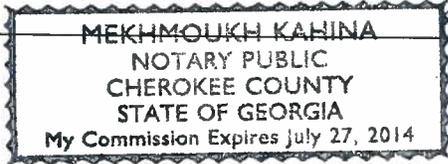
With the signature below, I authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this special use permit application.

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

  
\_\_\_\_\_  
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 3rd day of February, 2014

  
\_\_\_\_\_



(Notary Public)

6  
AUTHORIZATION BY PROPERTY OWNER  
(Required only if applicant is not the owner of property subject to the proposed Special Use Permit)

6.20.a

Packet Pg. 373

I, STEVE B. WADLEY JR, Inc (OWNER'S NAME)  
SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 678 Moreland Avenue,  
Atlanta, Georgia 30306 (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  
MIT Associates, Inc. (Nannette Fischer & Augusta McDonald)  
ADDRESS 1085 STREET NAME Ponce de Leon Avenue  
CITY Atlanta STATE Georgia ZIP CODE 30306  
TELEPHONE NUMBER  
AREA CODE (404) NUMBER 784-1038

[Signature]  
Signature of Owner

STEVE B. WADLEY  
Print name of owner

Personally Appeared Before Me this 4th day of February, 2014.

Notary Public



## ***LEGAL*** (MEASURED)

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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 NUMEBER 678 MORELAND AVENUE ACCORDING THE PRESENT SYSTEM OF NUMEBERING PROPERTIES IN FULTON COUNTY, GEORGIA.

RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** U-14-005  
**Application Type:** Planning/ZRB/Special use/NA  
**Address:** 678 MORELAND AVE NE, ATLANTA, GA 30306  
**Owner Name:** MORELAND REDEVELOPMENT LLC  
**Owner Address:**  
**Application Name:** SUP - Montessori Intown School

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
357761	1333	\$400.00	02/04/2014	SGUILDARIE		

**Owner Info.:** MORELAND REDEVELOPMENT LLC

**Work Description:**

PAID  
CITY OF ATLANTA  
FEB 04 2014  
IN OFFICE MUNICIPAL  
TREASURER COLLECTOR  
S.J.

## ***LEGAL*** (MEASURED)

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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 NUMBERING PROPERTIES IN FULTON COUNTY, GEORGIA.



**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.