City Council
Atlanta, Georgia

05-O -1440

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-78/Z-03-87
Date Filed: 7-13-05

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 **544 N. Angier Avenue, N.E.** be changed from **LW (Live Work) District** to the **MRC-3 (Mixed Residential Commercial) District**, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 18, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

B-1

Legal Description

Parcel 1

All that tract or parcel of land lying and being in Land Lot 18 of the 14th District of Fulton County Georgia, and more fully described as follows:

BEGINNING at the corner formed by the intersection of the northwestern side of Dallas Street with the southwestern side of North Angier Avenue; thence northwesterly along the southwestern side of Angier Avenue 238 feet to Morgan Street; thence westerly along the southern side of Morgan Street 79.51 feet; thence south 20 degrees 38 minutes 30 minutes 30 seconds East a distance of 108.04 feet; thence south 22 degrees 47 minutes 31 seconds East a distance of 140.35 feet to Dallas Street; thence northeasterly along the northwest side of Dallas Street 81.10 feet to the point of beginning.

Parcel 2

All that tract or parcel of land lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northwesterly side of Dallas Street 81.10 feet southwesterly from its intersection with the southwesterly side of North Angier Avenue and running thence south 80 degrees 8 minutes 49 seconds west along the northwesterly side of Dallas Street 104.34 feet to a fence corner; running thence north 13 degrees 11 minutes 32 seconds west 252.47 feet to an iron pin found on the southerly side of Morgan Street; running thence along the southerly side of Morgan Street north 87 degrees 51 minutes 36 seconds east 68.02 feet to a point; running thence south 20 degrees 38 minutes 30 seconds east 108.04 feet to a point; running thence south 22 degrees 47 minutes 31 seconds east 140.35 feet to the point of beginning.

SCANNED
DEC 09 2003

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