05-O -1471

City Council
Atlanta, Georgia

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

Z-05-63-A
Date Filed: 6-16-05

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 **1239 Allene Avenue, S.W.** be changed from the I-1 (Light Industrial) District to the LW (Live Work) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 105, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Description of Southerly Tract

All that tract of land being wholly in land lot 105 of the 14th District, Fulton County, Georgia, being Lot 6 of Oakland Heights, more particularly described as follows:

Commencing at the intersection of the westerly R/W line of Allene Avenue (50' R/W) and the southerly R/W line of Hartford Place (50' R/W), said point being the actual **POINT OF BEGINNING**;

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thence S 00^59'26" W 50.01 feet,

thence N 89^14'18" W 153.97 feet,

thence N 02^41'41" E 49.90 feet,

thence S 89^17'20" E 152.49 feet,

and the POINT OF BEGINNING; Containing 0.176 acres, more or less.

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Description of Northerly Tract

All that tract of land being wholly in land lot 105 of the 14th District, Fulton County, Georgia, being Lots 7 & 8 of Oakland Heights, more particularly described as follows:

Commencing at the intersection of the westerly R/W line of Allene Avenue (50' R/W) and the northerly R/W line of Hartford Place (50' R/W), said point being the actual **POINT OF BEGINNING**;

thence N 89^17'20" W 176.72 feet,

thence N 00^23'39" E 100.00 feet,

thence S 88^55'07" E 166.80 feet,

thence S 06^31'39" E 49.75 feet,

thence S 04^08'55" E 49.75 feet,

and the POINT OF BEGINNING; Containing 0.394 acres, more or less.