05-O-1480

City Council
Atlanta, Georgia

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

Z-05-75
Date Filed: 7-12-05

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 **1464 Simpson Road, N.W.**, be changed from the R-4 (Single family Residential) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 142, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCTRIPTION 1464 & 1479 SIMPSON ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 142 OF THE 14TH LAND DISTRICT OF FULTON COUNTY, GEORGIA AND BEING KNOWN AS LOTS 17 AND 18, BLOCK 62 OF THE HUNTER TERRACE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TRACT 1

BEGINNING AT A POINT ON THE SOUTH SIDE OF SIMPSON ROAD ONE HUNDERED (100) FEET FROM THE EAST SIDE OF CHILDS DRIVE THENCE EAST ALONG THE SOUTH SIDE OF SIMPSON ROAD FIFTY (50) THENCE SOUTH ONE HUNDRED THIRTY TWO AND FOURTH TENTHS FEET (132.4) TO THE NORTH SIDE OF ROME DRIVE THENCE WEST FIFTY (50) FEET THENCE NORTH ONE HUNDRED THIRTY FOUR AND ONE TENTH FEET (134.1) TO THE POINT OF BEGINNING. THIS PROPERTY ALSO BEING KNOWN AS 1470 SIMPSON ROAD.

TRACT 2

BEGINNING AT A POINT ON THE SOUTH SIDE OF SIMPSON ROAD ONE HUNDERED FIFTY (150) FEET FROM THE EAST SIDE OF CHILDS DRIVE THENCE EAST ALONG THE SOUTH SIDE OF SIMPSON ROAD FIFTY (50) THENCE SOUTH ONE HUNDRED THIRTY AND SEVEN TENTHS FEET (130.7) TO THE NORTH SIDE OF ROME DRIVE THENCE WEST FORTY NINE AND TWENTY THREE HUNDREDS FEET (49.23) THENCE NORTH ONE HUNDRED THIRTY TWO AND FOUR TENTHS FEET (132.4)TO THE POINT OF BEGINNING. THIS PROPERTY ALSO BEING KNOWN AS 1464 SIMPSON ROAD

Z-05-75

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