05-O-1758

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE.

Z-05-85
Date Filed: 8-09-05

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 **29-45 Delmont Drive and 50 and 58 Sheridan Drive, N. E.,** be changed from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 100, 17th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-05-85

RECEIVED
AUG 0 9 2005
BUREAU OF
PLANNING

~~58 Sheridan Drive~~
(Complete site worked with this address)

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 100 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½" rebar found located on the southerly right-of-way of Delmont Drive (Apparent 50' R/W) 211 feet easterly as measured along the southerly right-of-wav of Delmont Drive from the corner formed by the intersection of the easterly right-of-way of Peachtree Road with the southerly right-of-way of Delmont Drive; Thence continuing along the southerly right-of-way of Delmont Drive, South 87 degrees 40 minutes 17 seconds East for a distance of 224.96 feet to a ½" rebar found; Thence leaving said right-of-way, South 04 degrees 01 minutes 56 seconds West for a distance of 205.20 feet to a ½" open top pipe found; thence, South 05 degrees 34 minutes 21 seconds West for a distance of 220.30 feet to a P.K. nail set on the northerly right-of-way of Sheridan Drive (Apparent 50' R/W); Thence continuing along said right-of-way, North 77 degrees 11 minutes 00 seconds West for a distance of 75.13 feet to a 1" crimp top pipe found; Thence, along a curve to the right having a radius of 875.00 feet and an arc length of 150.00 feet, being subtended by a chord of North 69 degrees 15 minutes 55 seconds West for a distance of 149.82 feet to a 1" open top pipe found; Thence leaving said right-of-way, North 03 degrees 59 minutes, 34 seconds for a distance of 184.92 feet to a 2" crimp top pipe found; Thence, North 03 degrees 41 minutes 39 seconds East for a distance of 179.28 feet to a ½" rebar found, being the Point of Beginning.

Said tract of land contains 89,046 square feet or 2.0442 acres of land more or less.

Property is subject to all easements and rights-of-way recorded and unrecorded.

RCS# 7018
9/19/05
2:31 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 05-O-1762 1761 1760 1759 1758 1757
05-O-1756 1755 1754 1751 1753
REFER

YEAS:	10
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	4
EXCUSED:	0
ABSENT	2

B Smith	Y Archibong	Y Moore	NV Mitchell
NV Starnes	Y Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

RCS# 7009
9/19/05
2:14 PM

Atlanta City Council

COMMITTEE OF THE WHOLE

MULTIPLE 05-O-1762 1761 1760 1759 1758 1757
05-O-1756 1755 1754 1751 1753
REFER

YEAS:	12
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	2
EXCUSED:	0
ABSENT	2

B Smith	Y Archibong	Y Moore	Y Mitchell
NV Starnes	Y Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE