05-O-1760

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE.

Z-05-83
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 **428 Boulevard Street, S.E. (also known as 360 Boulevard, 614, 620 and 624 Glenwood Street, S.E.)** be changed from the R-5/HD 20K Subarea #1 (Two family Residential/Grant Park Historic District –Residential Subarea # 1) District to the C-1/ HD-20K Subarea #2 (Community Business/Grant Park Historic District –Commercial Subarea # 2), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 21, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 33974 Pg 595
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 21 OF THE 14TH DISTRICT, FULTON CO., GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF GLENWOOD AVE, 69.7 FEET WEST OF THE NORTHWEST CORNER OF BEREAN AVENUE AND GLENWOOD AVENUE; THENCE NORTHERLY 80.97 FEET TO AN IRON PIN ON THE SOUTHERLY BOUNDARY OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY 20; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID INTERSTATE, 36.8 FEET TO AN IRON PIN; THENCE SOUTH 69.83 FEET TO AN IRON PIN ON THE NORTH SIDE OF GLENWOOD AVENUE; THENCE EAST ALONG THE NORTH SIDE OF GLENWOOD AVENUE, 35 FEET TO THE IRON PIN POINT OF BEGINNING.

(HAVING MAP REF. 14-0021-0004-079-6)

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EXHIBIT "A"

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA IN LAND LOT 21 OF THE 14TH DISTRICT OF FULTON CO., GA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF GLENWOOD AVENUE AND BOULEVARD, AND RUNNING THENCE EAST AT AN INTERIOR ANGLE OF 89 DEGREES 19 MINUTES WITH THE EAST SIDE OF BOULEVARD AND ALONG THE NORTH SIDE OF GLENWOOD AVENUE, 136.5 FEET TO AN IRON PIN AT THE CENTERLINE OF A FORMER 10 FOOT ALLEY; THENCE IN A NORTHERLY DIRECTION AT AN INTERIOR ANGLE OF 93 DEGREES 30 MINUTES WITH THE PRECEDING COURSE AND ALONG THE CENTER LINE OF SAID ALLEY, 37.5 FEET TO AN IRON PIN AT THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED DATED DEC. 18, 1957 FOUND IN DEED BOOK 3286, PAGE 637, FULTON CO. RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY 116.87 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE IN A SOUTHWESTERLY DIRECTION 23.3 FEET TO A CONCRETE RIGHT OF WAY MARKER ON THE EAST SIDE OF BOULEVARD; THENCE SOUTH ALONG THE EAST SIDE OF BOULEVARD, 28 FEET TO THE IRON PIN AT THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF TRACT 1 CONVEYED TO STATE HWY DEPT OF GA IN DEED BOOK 3365, PAGE 194, FULTON CO. RECORDS;

AND LESS AND EXCEPT THAT PORTION OF TRACT 1 CONVEYED TO FULTON COUNTY BY H. H. HIGGINBOTHAN IN DEED BOOK 3286, PAGE 637, FULTON CO. RECORDS.

(HAVING MAP REF. 14-0021-004-089-5)

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 21 OF THE 14TH DISTRICT, FULTON CO., GEORGIA, CITY OF ATLANTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF GLENWOOD AVENUE AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF GLENWOOD AVENUE AND A FORMER TEN FOOT ALLEY (SAID POINT BEING APPROXIMATELY 81 FEET EASTERLY OF THE NORTHEAST CORNER OF GLENWOOD AVENUE AND BOULEVARD); THENCE EAST ALONG THE NORTH SIDE OF GLENWOOD AVE, 39 FEET; THENCE NORTH 50.4 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20; THENCE WESTERLY ALONG SAID HIGHWAY RAMP BOUNDARY, 39 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF SAID FORMER 10 FOOT ALLEY; THENCE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID FORMER ALLEY, 43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING ON THE NORTH SIDE OF GLENWOOD AVENUE.
(HAVING MAP REF. 14-0021-0004-081-2)

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 21, 14TH DISTRICT, FULTON CO., GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE NORTH SIDE OF GLENWOOD AVENUE WHICH IS 105 FEET WEST OF THE RIGHT OF WAY OF BEREAN AVNUE; THENCE NORTH 70.6 FEET TO AN IRON PIN ON THE RIGHT OF WAY OF INTERSTATE HIGHWAY 20; THENCE SOUTHWESTERLY ALONG THE RIGHT OF WAY OF SAID INTERSTATE, 80.6 FEET TO AN IRON PIN; THENCE SOUTH 50.1 FEET TO AN IRON PIN ON THE NORTH SIDE OF GLENWOOD AVENUE; THENCE EASTERLY ALONG THE NORTH SIDE OF GLENWOOD AVENUE, 78 FEET TO THE POINT OF BEGINNING.

(HAVING MAP. REF. 14-0021-0004-080-4)

TRACT 4

EXHIBIT CONTINUES NEXT PAGE

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