CITY COUNCIL
ATLANTA, GEORGIA

04- O -1360

AN ORDINANCE
BY COUNCILMEMBER FELICIA A. MOORE

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY BOUNDED BY RUTH STREET AND NORTH STREET TO THE NORTH, NEWMAN PLACE TO THE SOUTH, GUN CLUB ROAD AND HOLLYWOOD ROAD TO THE WEST, AND PROCTOR CREEK TO THE EAST, BE CHANGED FROM R-5 (TWO FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO R-4A (SINGLE-FAMILY RESIDENTIAL) CLASSIFICATION (COUNCIL DISTRICT 9, NPU-J), AND FOR OTHER PURPOSES.

WHEREAS, many of the undeveloped R-5 parcels are located in neighborhoods which are predominately single-family; and

WHEREAS, the residents of Neighborhood Planning Unit J which is partially located in Council District 9 have expressed concern over the effects of the construction of new duplexes in single family neighborhoods; and

WHEREAS, it is the best interest of the health safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods, and

BE IT ORDAINED 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 bounded by **Ruth Street and North Street to the north, Newman Place to the south, Gun Club Road and Hollywood Road to the west, and Proctor Creek to the east,** be changed from **R-5 (Two-Family Residential)** zoning classification to **R-4A (Single-Family Residential)** classification to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **225, 226, 248**of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached map (Exhibit A).

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 Suffix "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 zoning 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.

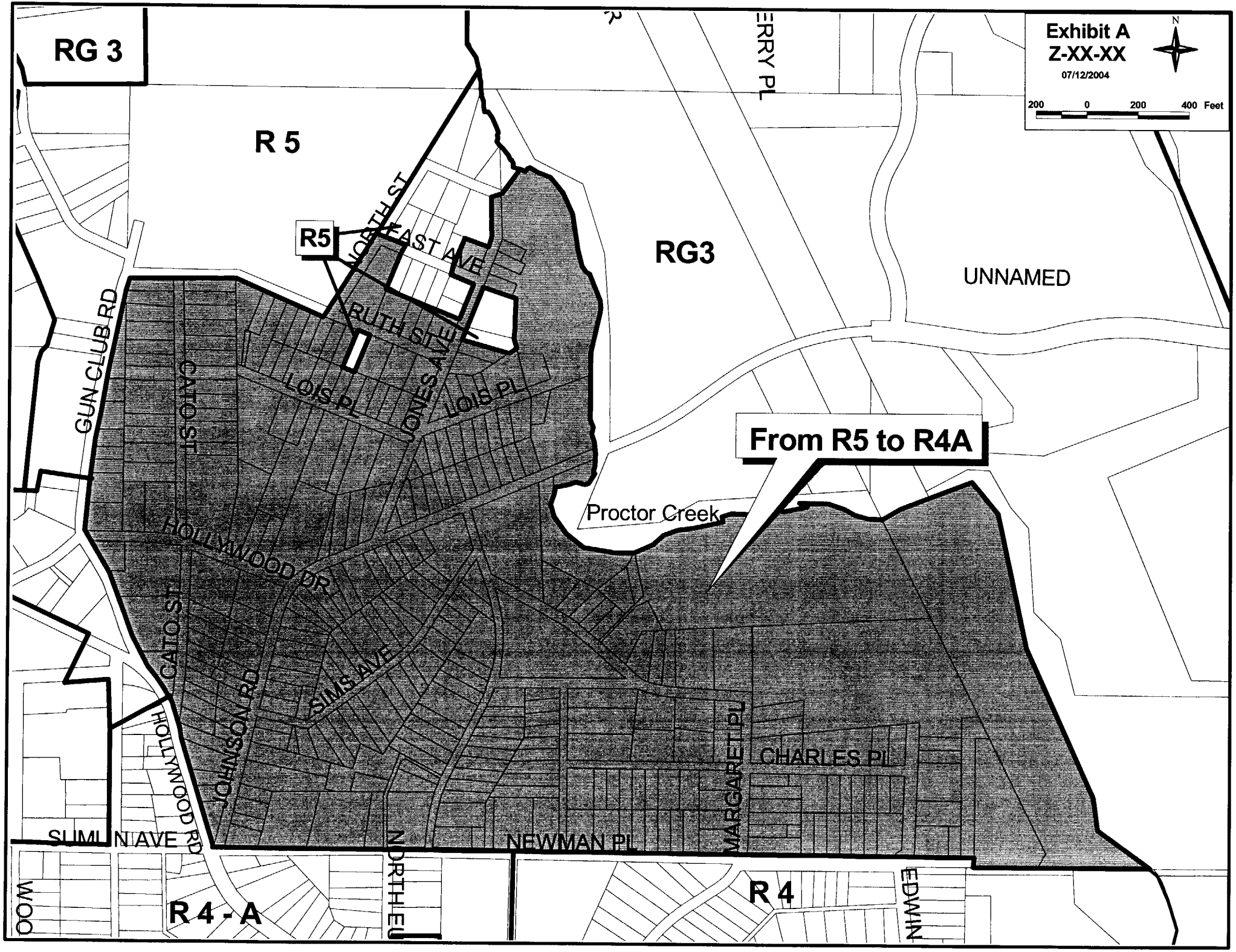
Exhibit A
Z-XX-XX
07/12/2004
200 0 200 400 Feet
N
RG 3
R 5
R5
RG3
UNNAMED
From R5 to R4A
Proctor Creek
EAST AVE
RUTH ST
JONES AVE
LOIS PL
LOIS PL
GUN CLUB RD
CATO ST
HOLLYWOOD DR
CATO ST
JOHNSON RD
SIMS AVE
HOLLYWOOD RD
SUMMIT AVE
NEWMAN PL
MARGARET PL
CHARLES PL
R 4
R 4 - A
EDWIN