06-O -0013

City Council
Atlanta, Georgia

AN ORDINANCE

BY: IVORY LEE YOUNG, JR.

Z-05-71
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 **810 Marcus Street, S.E.**be changed from the C-1-C (Community Business Conditional) District to the C-1-C (Community Business Conditional) District, for the purpose of a change of conditions.

ALL THAT TRACT or parcel of land lying and being in Land Lot 20, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

810 Marcus St., SE

LEGAL DESCRIPTION

All that tract of land lying and being in Land Lot 20 of the 14th District of the City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point located at the intersection of the easterly right-of-way of Pearl Street (50' right-of-way) and the northerly right-of-way of Marcus Street (40' right-of-way); THENCE running along said right-of-way of Marcus Street South 87 degrees 38 minutes 08 seconds East for a distance of 148.04 feet to a ½ inch rebar found and the POINT OF BEGINNING.

THENCE running North 00 degrees 55 minutes 42 seconds East for a distance of 275.02 feet to a ½ inch rebar found on the southerly right-of-way of Field Street (50' right-of-way); THENCE running along said right-of-way South 87 degrees 36 minutes 58 seconds East for a distance of 198.23 feet to an iron pin set; THENCE running South 02 degrees 16 minutes 27 seconds West for a distance of 274.86 feet to an iron pin set on the northerly right-of-way of Marcus Street; THENCE along said right-of-way North 87 degrees 38 minutes 08 seconds for a distance of 191.77 feet to a ½ inch rebar found and the POINT OF BEGINNING.

Said tract of land contains 1.2306 acres or 53, 605 square feet, more or less.

Z-05-71

RECEIVED
JUL 12 2005
BUREAU OF
PLANNING