City Council
Atlanta, Georgia

02-O-0042

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-87
DATE FILED: 1-8-02

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 **154-158 Carroll Street, S.E.** be changed from the **LD-20A, Subarea 3 (Cabbagetown Shotgun and Cottage Housing)** District to the **LD-20A, Subarea 4-C (Cabbagetown Neighborhood Commercial/Services-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **20** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

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 Municipal Clerk, be changed to conform with the terms of this ordinance.

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SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-01-87

1. Site plan entitled "Carroll Street Mill Houses" prepared by Hoyt Johnson and Associates, dated September 30, 2001 and marked received by the Bureau of Planning November 16, 2001.

N-01-8

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ATTACHMENT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 20 OF THE 14TH DISTRICT OF FULTON COUNTY, CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the east side of Carroll Street, 41.91 feet south from the southeast corner of Tennelle Street and Carroll Street; running thence south along the east side of Carroll Street a distance of 84 feet to a point; thence east 89.41 feet to a point; thence north 74.44 feet to a point; thence northwesterly a distance of 90.68 feet to a point on the east side of Carroll Street and the point of beginning, being properties known as 154 and 158 Carroll Street, S.E., according to the present system of numbering properties in the City of Atlanta, Fulton County, Georgia, and containing approximately 15,666 square feet of land.

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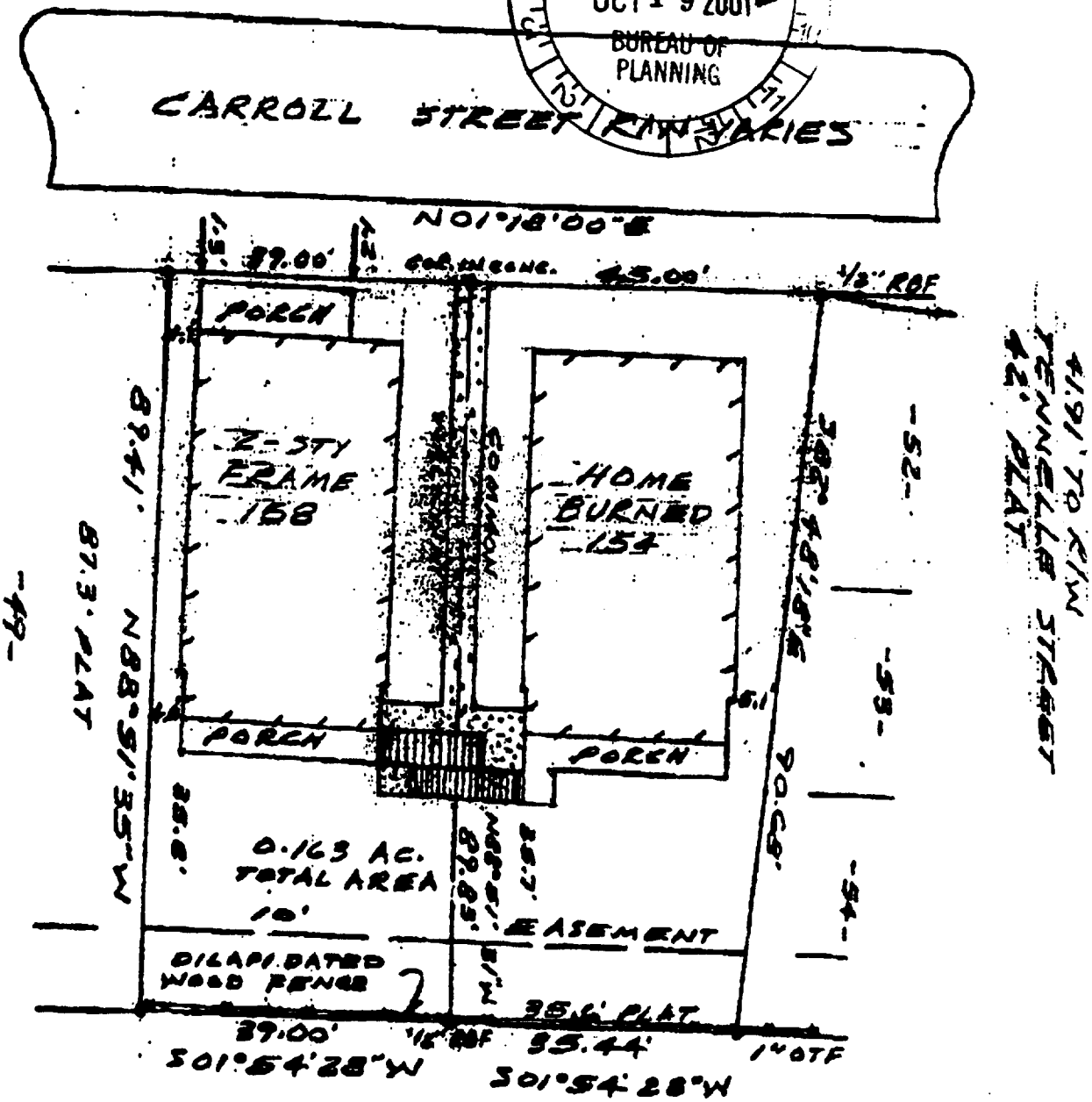

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FIRST FLOOR PLAN
SECOND FLOOR PLAN
FEB 28 2001
10-10-01