03-O -0933

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-33
DATE FILED: 5-13-03

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1067 Alta Avenue, N.E.** be changed from the **R-5 (Two-Family Residential)** 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 **14** of the **14th** District of **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 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 That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

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

BEGINNING at a 3/8" rebar found at a point 401.96 feet southeasterly of the intersection of the southerly right-of-way line of Euclid Avenue and the southwesterly right-of-way line of Alta Avenue (50 foot right-of-way), as measured along the southwesterly right-of-way line of Alta Avenue.

THENCE along a curve to the left having a radius of 120.74 feet and an arc length of 65.77 feet, being subtended by a chord of South 68 degrees 58 minutes 37 seconds East for a distance of 64.96 feet along the southwesterly right-of-way line of Alta Avenue to a point; THENCE South 84 degrees 35 minutes 01 seconds East for a distance of 37.10 feet along said right-of-way line to a 1/2" square rod found at the intersection of the southwesterly right-of-way line of Alta Avenue and the westerly right-of-way line of Degress Avenue; THENCE South 09 degrees 56 minutes 00 seconds East for a distance of 125.88 feet along the westerly right-of-way of Degress Avenue to a point; THENCE South 64 degrees 54 minutes 04 seconds West for a distance of 313.88 feet to a 1/2" rebar found; THENCE North 12 degrees 49 minutes 01 seconds West for a distance of 184.97 feet to a 3/4" open-top pipe found; THENCE North 63 degrees 18 minutes 22 seconds East for a distance of 230.56 feet to a 3/8" rebar found on the southwesterly right-of-way line of Alta Avenue, said 3/8" rebar being the POINT OF BEGINNING.

Said property contains 1.270 acres more or less.

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