City Council
Atlanta, Georgia

04- O -1142

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-58
5-11-04

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 **4500 Stella Drive, N.W.** be changed from the **R-3 (Single-Family Residential)** District to the **R-3A (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **118** of the **17th** 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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

C-13

LEGAL DESCRIPTION (Stella Drive / Powers Ferry Road Tract)

All that tract or parcel of land lying and being in Land Lot 118, of the 17th District, City of Atlanta, Georgia being more particularly described as follows:

Beginning at the intersection of the northern line of Land Lot 118 and the eastern right-of way of Powers Ferry Road, and said point being the True Point of Beginning, thence South 6° 18'17" West – 87.52 feet along the eastern right-of-way of Powers Ferry Road to a point, thence South 73° 22'27" East – 195.28 feet to a point on the western right-of-way of Stella Drive, thence North 41° 56'31" East – 167.00 feet along the western right-of-way of Stella Drive to a point, thence North 86° 18'37" West – 289.73 feet to a point on the eastern right-of-way of Powers Ferry Road and the said True Point of Beginning.

Said tract to be 0.6 acres more or less.

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