

STATE OF GEORGIA  
COUNTY OF FULTON

AN ORDINANCE TO REZONE FROM R-1 (SINGLE FAMILY DWELLING DISTRICT)  
TO R-2A (SINGLE FAMILY DWELLING DISTRICT), PROPERTY LOCATED AT 358  
MOUNT VERNON HIGHWAY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on October 21, 2014 at 6:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following properties located 358 Mount Vernon Highway consisting of a total of approximately 2.076 acres, be changed from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 133 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

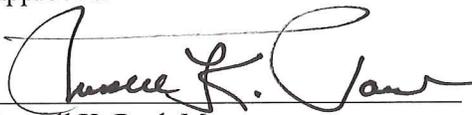
**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

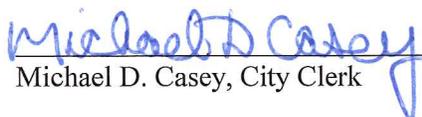
**SECTION 6.** This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 21<sup>st</sup> day of October, 2014.

Approved:

  
Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**201402366**

**358 Mount Vernon Highway**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Glen Allen at 358 Mount Vernon Highway. Rezoning petition 201402366 was approved to rezone from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) by the Mayor and City Council at the October 21, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to provide the following site development standards:
  - a. Variance from Section 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 4 and 5 (CV201402366 #1)

### Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 93, 17<sup>th</sup> District, Fulton County, Georgia, said tract being more particularly described as follows:

Begin at an iron pin set located at the intersection of the easterly right-of-way of Roswell Road (said road having a variable width right-of-way) and the southerly right-of-way of Belle Isle Road (said road having a variable width right-of-way), such iron pin being the POINT OF BEGINNING; thence running along the southerly right-of-way of Belle Isle Road, North 3656'10" East, a distance of 16.89 feet to an iron pin set; thence North 6920'00" East, a distance of 89.43 feet to a point; thence North 6833'18" East, a distance of 129.76 feet to a point; thence running along a curve to the right an arc distance of 58.56 feet (said arc being subtended by a chord bearing of North 8049'39" East, a chord distance of 58.21 feet and having a radius of 155.98 feet) to an iron pin set; thence South 0903'28" West, a distance of 476.40 feet to an iron pin set; thence running South 8957'43" East, a distance of 354.47 feet to a ½ inch reinforcing rod found; thence running South 1435'04" West, a distance of 100.98 feet to an iron pin set; thence running South 1432'14" West, a distance of 71.37 feet to a point; thence running South 1629'43" West, a distance of 77.04 feet to a point; thence running South 10° 53' 24" East, a distance of 46.23 feet to a point; thence running South 1537'26" East, a distance of 22.40 feet to an iron pin set; thence running South 8922'43" West, a distance of 556.51 feet to an iron pin set on the easterly right-of-way of Roswell Road; thence running along the easterly right-of-way of Roswell Road, North 0445'19" East, a distance of 315.16 feet to a point; thence North 0432'20" East, a distance of 369.68 feet to an iron pin set and the POINT OF BEGINNING. Said tract containing 6.369 acres.

201402368  
**RECEIVED**

JUL 01 2014

City of Sandy Springs  
Community Development