

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lot 1214, District 16, Parcel 0580 of the 2nd Section, Cobb County, Georgia, and being known as **74 Austin Avenue**.

WHEREAS, application has been filed by **MATTIA VENTURA** for rezoning property in the corporate limits of the City of Marietta, Georgia; and,

WHEREAS, following proper notice, a public hearing was held before this body; and,

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MARIETTA, GEORGIA, THAT:

Section 1: The following property to wit:

ALL THAT TRACT OR PARCEL OF LARD LYING AND BEING IN LAND LOT 1214 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING LOTS 11 AND 12, BLOCK "C" OF THE J.M. AUSTIN SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 64 AND ALSO AS RECORDED IN PLAT BOOK 68, PAGE 139, COBB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST RIGHT OF WAY AUSTIN AVENUE A DISTANCE OF 243.8 FEET NORTH OF THE INTERSECTION OF THE EAST RIGHT OF WAY OF AUSTIN AVENUE AND THE NORTH RIGHT OF WAY OF WASHINGTON AVENUE; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF AUSTIN AVENUE A DISTANCE OF 49.7 FEET TO AN IRON PIN; THENCE IN AN EASTERLY DIRECTION AT AN INTERIOR ANGLE OF 90 DEGREES 10 MINUTES A DISTANCE OF 139.9 FEET TO AN IRON PIN; THENCE IN A SOUTHERLY DIRECTION AT AN INTERIOR ANGLE OF 89 DEGREES 02 MINUTES A DISTANCE OF 49.5 FEET TO AN IRON PIN; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 139.2 FEET TO AN IRON PIN LOCATED ON THE EAST RIGHT OF WAY OF AUSTIN AVENUE, THE SAME BEING THE POINT OF BEGINNING.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from CRC (Community Retail Commercial) to R-4 (Single Family Residential – 4 units/acre).

Section 3: The following variances are incorporated as conditions of zoning:

1. Variance to reduce the minimum lot width from 75' to 45'. [*§708.04 (H.)*]
2. Variance to reduce the minimum lot size from 7,500 square feet to 6,500 square feet. [*§708.04 (H.)*]

Section 4: The following stipulation is incorporated as a condition of zoning:

3. Unpermitted improvements made to the interior must be inspected and made to comply with current building codes prior to residential occupancy.

Section 5: It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

Section 6: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 7: This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

Final Ordinance submitted by:



Shelby Little, Planning & Zoning Manager

Approved as to form:




Douglas R. Haynie, City Attorney
Daniel White

Approved by City Council:

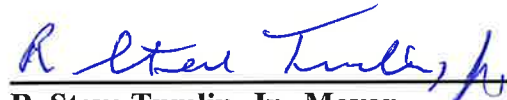
DATE: June 11, 2025

APPROVED:

ATTEST:

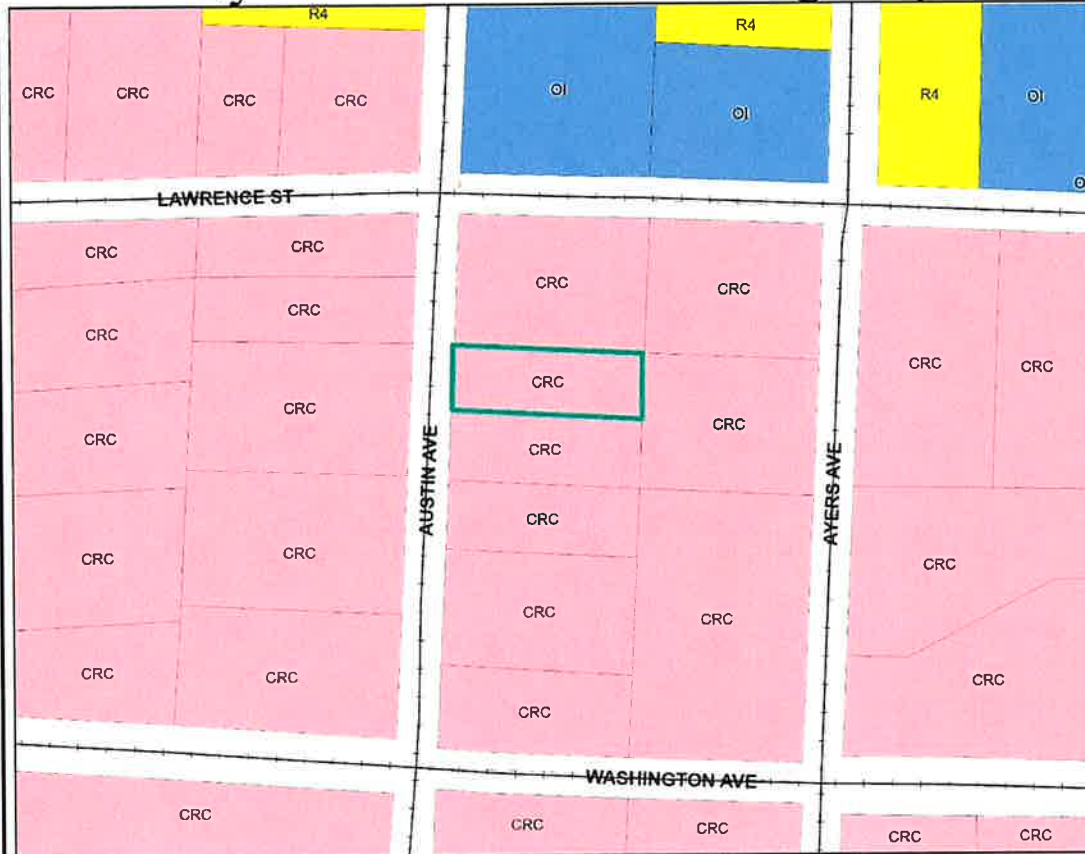


Stephanie Guy, City Clerk



R. Steve Tumlin, Jr., Mayor

City of Marietta Area Zoning Map



Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre (PDSR) Planned Residential Dev. NHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise (PDSM) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCO Planned Commercial Dev. MFD Mixed Use Dev. OIT Office Institutional Trans. LRO Low Rise Office O Office Institutional OS Office Services DHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	12140	0580	CRC	R4

Comments:
74 Austin Avenue Northeast

Date: **5/6/2025**

**Planning & Zoning
 Division**

