



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **U-18-039**

DATE ACCEPTED **11/06/2018**

NOTICE TO APPLICANT

Address of Property:

217 Lampkin ST NE

City Council District: 2 Neighborhood Planning Unit (NPU): **M**

Zoning Review Board (ZRB) Hearing Date:

Thursday, January 3 or 10, 2019 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

Department of City Planning
Office of Zoning & Development

The contact person for NPU M is:

NOV - 6 2018

chair@npumatlanta.org

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed

SA, for Director, Office of Zoning and
Development

George Banks

SPECIAL USE PERMIT APPLICATION

DATE FILED November 6, 2018

APPLICATION NUMBER U-18-039

I hereby request that the property described in this application be granted a special use permit.

SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating? Select from the list below.

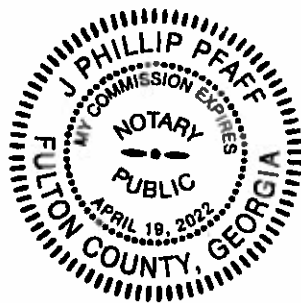
- personal care home
- assisted living facility
- other: (describe): Hotel
- rehabilitation center
- nursing home
- day care center
- church

Applicant Name Banks George Y
Last Name First Name M.I.

Address 820 West Wesley Road

City Atlanta State GA Zip Code 30327

Phone 404.787.1117 Email george@revelre.co



Sworn to and subscribed before me this the 6 Day of Nov 2018

NOTARY PUBLIC

(SEAL) Department of City Planning
Office of Zoning & Development

NOV - 6 2018

DESCRIPTION OF PROPERTY

Address of Property 217, 221, 229 and 235 Street Name Lampkin Street 65 Trinity Ave, S.W.
Ste. 3350
Atlanta, GA

Parcel ID Number 140019000450 140019000468 140019000476

City Atlanta State GA Zip Code 30312

The subject property fronts 205 feet on the East side of Lampkin Street

Depth: 68' to 156' Area: 26,769 sf Land Lot: 19 Land District: 14 - Fulton County, GA.

Property is zoned: MRC-3-C Council District: 2 Neighborhood Planning Unit: M

PROPERTY OWNER

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

US ASSET LLC 7

TYPE OR PRINT OWNER'S NAME

1007 North Federal Highway

ADDRESS

Fort Lauderdale, FL 33304

CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[Handwritten Signature] attorney-in-fact

678-336-7278

PHONE NUMBER

AUTHORIZATION BY PROPERTY OWNER

(Required if person filing application is not the owner of the subject property or Applicant for the proposed rezoning)

I, US ASSET LLC 7 (Owner's Name) swear and affirm that I am the owner of property at _____ (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Special Use Permit to file this application.

Sworn to and subscribed before me this

5th Day of November 2018
[Handwritten Signature]
NOTARY PUBLIC



(SEAL)

Department of City Planning
Office of Zoning & Development

NOV - 6 2018

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA


AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this special use permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

US ASSET LLC 7 *[Signature]* attorney-in-fact
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 5th day of November, 2018.

Paula C Bird
Notary Public

Commission Expires _____

(SEAL)

Department of City Planning
Office of Zoning & Development

NOV - 6 2018

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

**SPECIAL USE PERMIT APPLICATION
IMPACT ANALYSIS**

217, 221, 229, 235 Lampkin Street GA 30312
November 6, 2018

Department of City Planning
Office of Zoning & Development

NOV - 6 2018

65 Inuity Ave. S.W.
Ste. 3350
Atlanta, GA

1. Ingress & Egress

- a. Employee and client vehicles will enter the property from two of the three existing apartment building curb cuts on Lampkin Street
- b. Emergency vehicles will gain access to the property from any of the three existing apartment building curb cuts on Lampkin Street
- c. The way that vehicles will enter and leave the property will decrease current traffic congestion:
 - i. Hotel automobile use is typically less than apartment use
 - ii. The current apartment units are largely roommate plans with multiple cars per unit
 - iii. Hotel guests typically take fewer daily car trips than fulltime residents (shopping, commuting, etc.)
 - iv. Ownership is increasing on-site parking, which will reduce on-street parking, which currently contributes to traffic / congestion issues
 - v. The parking areas of the property will be clearly marked for Uber/Lyft drop-off areas (geo-tagged) as opposed to the current situation where drivers stop in the middle of the street

2. Off-street Parking & Loading

- a. Refuse and garbage
 - i. The current apartment owners use a private waste management company for garbage disposal (8-yard dumpster) that is emptied twice weekly
 - ii. The current apartment owners utilize weekly city recycling in city "hurbie curbies"
 - iii. Ownership will maintain private waste management and will convert recycling to private, utilizing single stream recycling combined with refuse in the same 8-yard dumpster. This will eliminate unsightly "hurbie curbies" that sit along the sidewalk.
 - iv. Future combined recycling will be picked up twice a week.
- b. Products and supplies are largely limited to household items such as cleaners and paper products. These will be delivered and received in the parking area. Currently deliveries happen in multiple resident-vehicle trips.
- c. Service personnel will park in the main lot, as they currently do for apartment repairs.
- d. Contracted employees will park onsite.

3. Buffering & Screening

- a. New fencing will be installed to help buffer the adjacent properties from noise and light. Check-ins will be limited to certain hours to reduce evening disturbances. Exterior lighting will be low-kelvin / lower-wattage, will be highly motion-sensored, and will be on a smart system that turns off lights when not in use to reduce glare.
- b. Daily road trips are unknown, but we believe that the transition from residential (100% occupancy) to hotel (est. 70% occupancy), and the transition from multi-bedroom apartments (roommates) to visitors (families) will greatly reduce trips from the existing level. No road improvements are planned.

4. Hours & Manner of Operation

- a. The proposed use of the site is a conversion of the 17 apartment units into 17 "AirBnB"-type hotel rooms. Alterations planned for the site are limited:
 - i. Improved landscaping and exterior lighting
 - ii. Exterior fencing
 - iii. Parking lot improvements
 - iv. New dumpster pad and pen
 - v. Exterior building repairs and paint
 - vi. Interior unit upgrades (furniture, appliances)
- b. The facility will be "open" seven days a week, but check-ins will be limited in hours
- c. There will be no onsite employees. Guests will receive a code to their unit doors and will be able to check themselves in at regulated hours. Maid service will come to clean between occupants. Management will not be onsite
- d. There will be up to 17 guests / guest families onsite at any time. Ages will be governed per Georgia law
- e. No meals will be offered
- f. No special programs will be offered

5. Duration of Special Use Permit. We are asking that the permit last indefinitely / in perpetuity

6. Tree Preservation & Replacement

- a. No trees are planned to be removed to accommodate the limited outdoor improvements. Any trees that are incidentally harmed will be replaced & recompensed per city arborist guidelines

7. Required Yards & Open Spaces

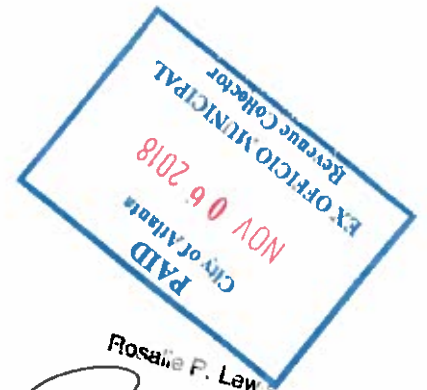
- a. There will be no additions to the existing buildings, which date to the late 1950s

Department of City Planning
Office of Zoning & Development

NOV - 6 2018

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070



Application: U-18-039
Application Type: Planning/ZRB/Special use/NA
Address: 217 LAMPKIN ST NE, ATLANTA, GA 30312
Owner Name: US ASSET LLC 7
Owner Address: 1007 North Federal Highway Fort Lauderdale,FL 33304
Application Name:

Rosalie P. Lewis
Rosalie P. Lewis

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
612306	1198	\$400.00	11/06/2018	RPLEWIS		

Owner Info.: US ASSET LLC 7
1007 North Federal Highway
Fort Lauderdale, FL 33304

Work Description: Special Use Permit for Hotel