

Application Report

159 Marlin Street, Athens, GA 30601

Project Proposed Use & Description

The property, located at 159 Marlin Street, Athens, GA 30601, was purchased by my wife and myself on March 24th, 2025. My wife is a UGA Alumni, and our daughter currently attends The University of Georgia. We intend on using the house to enjoy the Athens area, visit with our daughter and, if accepted, to allow our daughter to live there while she attends UGA Medical School. We love Athens and have always dreamed of owning our own home in the city! To offset some of our costs before our daughter is in Med School, we hope to use the home in a Short-Term Rental application to offset some of our expenses. We will also be using it ourselves during Football Season and throughout the year to enjoy the city that we so love.

General Home Information:

- 4 Bedroom, 2.5 Bath
- Maximum Number of Guests – 10
- Off-Street Parking Accommodations – 4 Car Driveway

Approval Criteria for a Zoning Action:

- A. Explain how the proposed zoning action is compatible with the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
 - The existing address is not to be modified for any use other than a single-family home with the ability to use occasionally as a Short-Term Rental.
- B. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws?
 - Yes, the property is within conformance of all standards and policies.

C. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property?

- Yes. All local municipalities have been contacted, and reviews have been received. They are attached within the application for review.

D. Will the zoning proposal have an adverse impact on the surrounding area? When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:

- 1) Similarity in scale, bulk, and coverage.
 - a. Physical dimensions of the property are to remain the same.
- 2) Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - a. Volume of traffic will be reduced, as the occupancy of the home will be limited.
- 3) Architectural compatibility with the surrounding area.
 - a. The architecture of the home will remain the same as previously approved during the construction of the home in 2007.
- 4) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants.
 - a. No planned site construction to take place. Existing home to remain the same.
- 5) Generation of noise, light, and glare.
 - a. No additional noise, light or glare to be generated.
- 6) The development of adjacent properties compatible with the future development map and the zoning district.
 - a. All adjacent properties are of the Single-Family Home use.

- 7) Impact on future transportation corridors.
 - a. No additional impacts or constraints to be generated. The home will be partially occupied, not full-time.
- 8) Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.
 - a. Impact of neighborhood will be non-existent. Homes on the street are currently used as student housing.
- 9) Other factors found to be relevant by the hearing authority for review of the proposed use.
 - a. No known factors or issues to be reviewed.