

Application Report - 820 College Ave

My husband and I recently purchased this townhome in downtown Athens. As alumni of UGA and long-time Athens residents of over 20 years we are investing in our community:

- The primary purpose of purchasing the condo was to provide a place for our aging parents to stay when they visit us from out of town. They will variably stay for both short- or long-term periods.
- To make this use financially sustainable we intend to also rent the space on both a long-term basis (people visiting the University for extended periods for example) and as a short term rental (STR). **Because we will not be residing in the condo, we wish to come into compliance with the STR ordinance by applying for Special Use approval.**
- We do not plan to make any changes to the property, structure or exterior other than minor improvements such as painting, fencing, landscaping, etc.
- The condo is a 2 bedroom and 1.5 bathroom unit.
- The condo has 2 dedicated, off-street parking spaces.
- Several other units located in this development between College Ave. and State Street and west of the Lyndon House are already providing short term rentals (published in Legal Non Conforming list), so we believe that occasional STR use at 820 College will not be impactful to the surrounding area and to our neighbors.
- For short-term rentals, the maximum number of guests will be set at 6 guests.
- We will provide an alarm system and video doorbell cameras for security.
- There will be a strict no partying rule, and quiet time hours listed as 9pm to 9am. **Furthermore only guests with at least 2 positive reviews will be considered.**
- As long-time residents and lovers of Athens we will also use local art to decorate the condo and provide local tastes (Condor Chocolates and State Jam) as welcoming gifts. **We also hope to hire a local artist to paint a mural in the backyard. Our goal is to create an experience that only a local owner could provide for visitors.**

Approval Criteria for Zoning Action

1. Similarity in scale, bulk, and coverage.

N/A. No structural changes will occur. Unit will remain similar to adjacent units and other units in the development.

2. Character and volume of traffic and vehicular parking generated by proposed use ...

Special use will not generate additional traffic or parking needs. The unit has 2 dedicated off-street parking spaces.

3. Architectural compatibility with the surrounding area.

N/A. We do not plan to make any changes to the property, structure or exterior other than minor improvements such as painting, fencing, landscaping, etc

4. The possible impact on the environment ...

N/A. We do not plan to make any changes to the property, structure or exterior other than minor improvements such as painting, fencing, landscaping, etc

5. Generation of noise, light, and glare.

For STR use, there will be a strict no partying rule, and quiet time hours listed as 9pm to 9am.

6. The development of adjacent properties compatible with the future development map and the zoning district.

N/A. SUP only. We do not plan to make any changes to the property, structure or exterior.

7. Impact on future transportation corridors.

N/A. SUP only. We do not plan to make any changes to the property, structure or exterior.

8. Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.

Several other units located in this development between College Ave. and State Street and west of the Lyndon House are already providing short term rentals (published in Legal Non Conforming list), so we believe that occasional STR use at 820 College will not be impactful to the surrounding area and to our neighbors.

9. Other factors found to be relevant by the hearing authority for review of the proposed use.

See bulleted points above we are local owners and longtime residents who will continue to be good, responsive neighbors.