

U-14-11-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR PARK FOR HIRE PURSUANT TO SECTION 16-11.005 (1) (K) FOR PROPERTY LOCATED AT 2420 AND 2428 LAKEWOOD AVENUE, S.W., FRONTING APPROXIMATELY 280 FEET ON THE SOUTH SIDE OF LAKEWOOD AVENUE AND APPROXIMATELY 380 FEET ON THE EASTERLY SIDE OF POLAR ROCK ROAD AT THE POINT WHERE LAKEWOOD AVENUE AND POLAR ROCK ROAD INTERSECT WITH PRYOR ROAD. DEPTH VARIES. AREA: APPROXIMATELY 1.06 ACRES. LAND LOT 70. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KENNETH LEWIS APPLICANT: KENNETH LEWIS NPU Z COUNCIL DISTRICT 12

Application File Date	4-1-14
Zoning Number	U-14-11
NPU / CD	Z/12
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

Workflow List:

Office of Research and Policy Analysis	Completed	04/17/2014 10:07 AM
Zoning Committee	Completed	05/01/2014 3:22 PM
Atlanta City Council	Completed	05/12/2014 5:52 PM
Zoning Review Board Staff	Completed	07/02/2014 6:21 PM
Zoning Review Board Staff	Completed	07/02/2014 6:22 PM
Office of Research and Policy Analysis	Completed	07/08/2014 4:15 PM
Zoning Committee	Pending	
Mayor's Office	Pending	

HISTORY:

04/30/14	Zoning Committee	
05/05/14	Atlanta City Council	REFERRED TO ZRB AND ZC

RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES: Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES: Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

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Municipal Clerk
Atlanta, Georgia

AN ORDINANCE

U-14-11

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-11.005 (1) (k) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for PARK FOR HIRE is hereby approved. Said use is granted to KENNETH LEWIS and is to be located at 2420 AND 2428 LAKEWOOD AVENUE, S.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 70, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Special Use Permits, Procedural Requirements”, and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the

Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **U-14-011**

DATE ACCEPTED: **04/01/2014**

NOTICE TO APPLICANT

Address of Property:
2420, 2428 Lakewood AVE SW

City Council District: **12** Neighborhood Planning Unit (NPU): **Z**

Zoning Review Board (ZRB) Hearing Date:
Thursday, June 5 or 12, 2014 at 6:00 p.m.

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

The contact person for NPU Z is:

Shirley Nichols
(404) 361-0491
snichols@amclog.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two 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,

CMO, for Director, Bureau of Planning

Kenneth Lewis



APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed _____ Application Number U-14-011

I Hereby Request That The Property Described in this Application be granted a Special Use Permit

Name of Applicant LEWIS KENNETH
Last Name First Name M.I.

Address 1745 Street Name Lochlomond TR.
City ATL State GA Zip Code 30331

Phone 41287-9838 Fax _____

E-mail address KENNETH LEWIS III@Yahoo.Com

Name of Property Owner LEWIS KENNETH
Last Name First Name M.I.

Address 1745 Street Name Lochlomond TR.
City ATL State GA Zip Code 30331

Daytime Phone 41287-9838 Fax _____

E-mail address KENNETH LEWIS @ III Yahoo.Com

Description of Property

Street Address of Property 2428 LAKEWOOD AVE
City ATL State GA Zip Code 30315

Property is zoned: C-1 Council District: 12 Neighborhood Planning Unit: Z

The subject property fronts 297 feet on the N side of
LAKEWOOD, beginning _____ feet from the _____
corner of LAKEWOOD / TO LAKE TO CK

Depth: 180 Area: 1.06 Land Lot: 70 Land District: 14



INSTRUCTIONS

A. SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating?

personal care home rehabilitation center day care center
 assisted living facility nursing home church
 other: (describe): OFF Street Parking

U-14-011

B. IMPACT ANALYSIS. Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

1. Ingress and Egress:

- a. How will employee and client vehicles enter and leave the property?
- b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?
- c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

2. Off-Street Parking and Loading:

- a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?
- b. How will products and supplies be delivered to the facility?
- c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?
- d. How will employees and clients park their vehicles and gain access to the property.

3. Buffering and Screening:

- a. How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?
- b. How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

4. Hours and Manner of Operation:

- a. Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.
- b. What will be the hours and days of the week during which the facility will be open?
- c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.
- d. How many clients will be served by the facility, and what will be their ages?
- e. Will you offer meals; and if so, when will they be offered?
- f. Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?

Impact Analysis



1. Ingress and Egress:

- a. All Employees and Customers shall enter onto the property from Lakewood Avenue at the front entrance; 2420 Lakewood Avenue, SW, Atlanta, GA 30315. Employees and Customers shall leave the property thru the egresses leading to the access streets: Lakewood Avenue or Polar Rock Road. The operator of the lot and security personnel will remain until all vehicles are off the premises.
- b. All emergency vehicles (fire, police, ambulance, etc.) will have clear access to the property at all times, from Lakewood Avenue and Polar Rock Road.

In Case of an Emergency Situation:

1. The operator of the lot will immediately cease business operations.
 2. Stopping all approaching vehicles from entering the property and posting a sign reading, "Closed Emergency Vehicles Only" at the front entrance sign posted.
 3. Only emergency vehicles and personnel may enter the property at such time.
 4. Attendant is to maintain clear passage-way of Ingress and Egress and potential crowd control.
 5. At no time vehicles are allowed to park or be unattended in the Ingress or Egress: Only emergency vehicles/law enforcement.
- c. The way in which vehicles enter and leave the property will be controlled and directed by the lot operator (traffic controller). In such a manner that does congest or impede traffic. The lot

operator having twelve years of experience, uses an operational system that proven to be very effective.



2. Off Street Parking and Loading:

- a. After each off street parking event, all trash will be collected by the lot operator, placed into a 5"ft X 10"ft container. All garbage will be disposed of by a private, garbage disposal service. Collections are scheduled on a bi-weekly basis.
- b. Due to the operation of off street parking: there are no products or supplies delivery.
- c. Service personnel will have access to the property when required or in any emergency situation: and enter at the Lakewood Avenue front entrance and park in such a manner that does not obstruct emergency vehicles from entering the property and does not inhabit their ability to provide service.
- d. All employees and Customers will gain access to the property at the front entrance known as 2420 Lakewood Avenue SW, and park in marked striped parking spaces.

3. Buffering and Screening:

- a. At the intersection of Lakewood Avenue Polar Rock Road, the First land property at said intersection, known as 2444 Lakewood Avenue, at its beginning point; (Property Line) proceeding east of Lakewood Avenue to an adjoining property; known as 2420 Lakewood Avenue: (both properties own by Mr. Kenneth Lewis) at its beginning point, thus continue one hundred feet ending east, turning south, southeast running

two hundred fifth teen at a point turning south running fifty feet.

It is the said boundaries, ending east turning south, southeast to a point, turning south ending, are the boundaries of adjoining properties in which two-thirds of these property lines have natural buffering.

Since the beginning of obtaining a permit for off street parking, there has been no complaints of noise or glare from lights or complaints of any kind that have been brought forward to management attention.

If such an event should happen (meaning complaints) we (Management) will address the issue/issues swiftly to ensure a peaceful environment that may have been interrupted on our behalf.

- b. Due to the nature of the business of off street parking, an accurate account of how many vehicles will travel to and from the business on any day of an event, simply cannot be determined with a degree of accuracy. There are some days we will be at full capacity, some days less than full and days less than half full.

There are no plans on road improvement as of now.

4. Hours and Manner of Operation:

- a. To operate off street parking under the City Ordinances and Guidelines that of the City of Atlanta by obtaining a temporary use parking special use permit.

WORK DAYS SCHEDULED

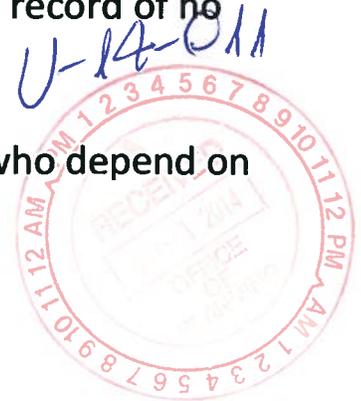
<u>DATE</u>	<u>TIME</u>
April 10, 2014	7:00 pm
April 11, 2014	8:00 pm
April 26, 2014	7:00 pm
May 2, 2014	7:00 pm
May 15, 2014	7:00 pm
May 16, 2014	7:00 pm
May 17, 2014	7:00 pm
May 30, 2014	7:00 pm
June 07, 2014	8:00 pm
June 22, 2014	7:00 pm
July 4, 2014	7:00 pm
July 13, 2014	7:00 pm
July 24, 2014	7:00 pm
July 25, 2014	7:00 pm
July 26, 2014	7:00 pm
July 30, 2014	7:00 pm
Aug 5, 2014	7:00 pm
Aug 19, 2014	7:00 pm
Sept 11, 2014	7:00pm



To provide service to those who have patronize the business within the three years of service and those who may choose our service; as we have provided service with a record of no complaints and a perfect safety record.

To provide employment to part-time workers who depend on the job as a source of income.

- b. Please see attached "Work Days Scheduled".
- c. The number of employees, nine. The number of shifts, one.
- d. The amount of customer may vary from event to event. The maximum 120 cars.
Ages may range from eighteen thru sixty-five or older.
- e. There will be no food offered or prepared on site.
- f. None
5. Duration of Special Use Permit:
- a. The maximum time allowed for temporary parking.
6. Tree Preservation and Replacement:
- a. None.
7. Required Yards and Open Spaces:
- a. None.



AUTHORIZATION TO INSPECT PREMISES



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

U-14-011

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

Kenneth Lewis

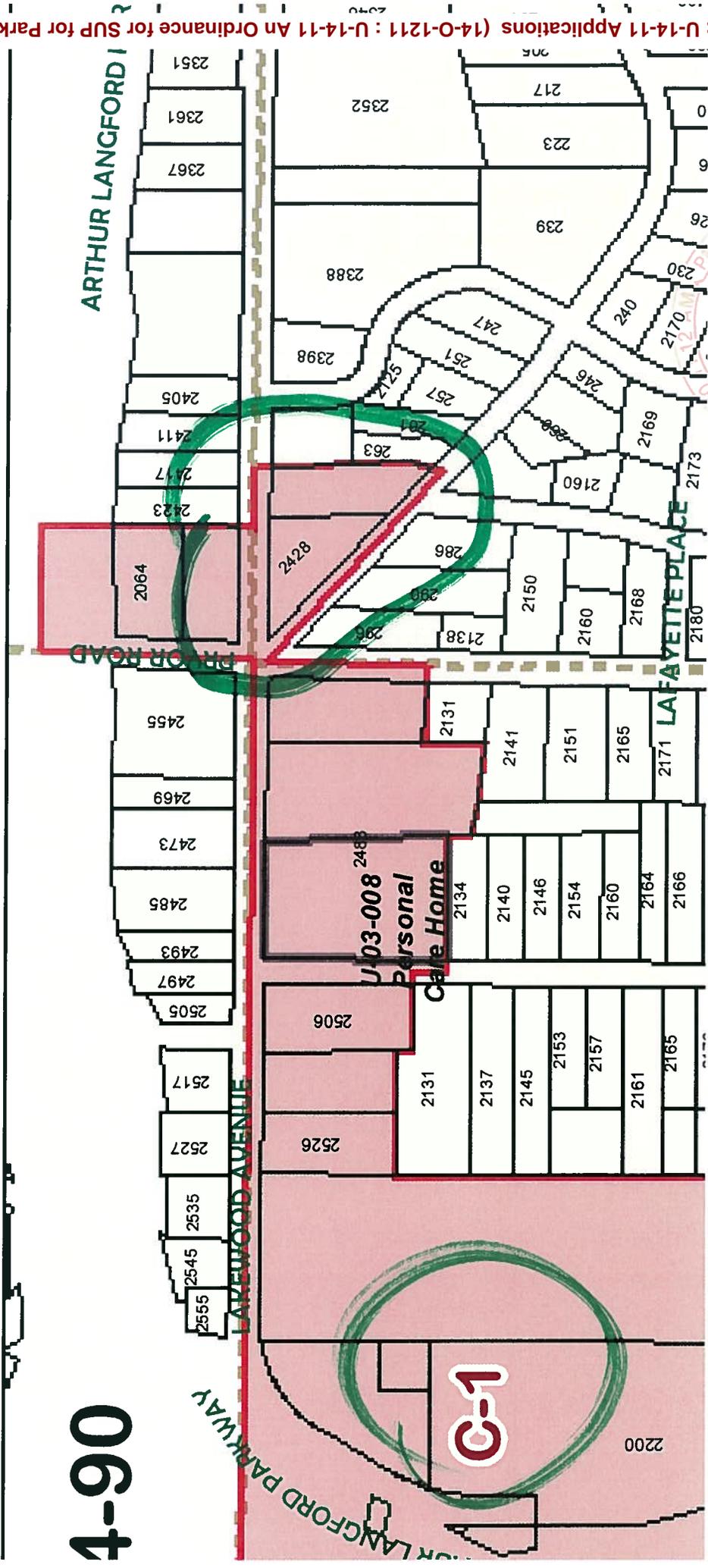
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this *01* day of *April*, 2014.

Ernestine J. Neal (Notary Public)



4-90



C-1

U-03-008
Personal
Care Home

ARTHUR LANGFORD

ARTHUR LANGFORD

LAKWOOD AVENUE

LAFAYETTE PLACE

ARTHUR LANGFORD PARKWAY

RX TIME 03/28 '14 12:50

LOCATION:



DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 70 of the 14th District of Fulton County, Georgia, being Lots 6, 7 and 10, LaFayette Park Subdivision, as per plat recorded in Plat Book 10, page 142, Fulton County records, which plat is hereby referred to and made a part of this description; being improved property known as Nos. 2444 and 2428 Lakewood Avenue, according to the present system of numbering houses in Atlanta, Fulton County, Georgia.

LESS AND EXCEPT that portion of Lot 6 sold to Mrs. Helen Katherine Dunlap by deed dated 1/30/48, recorded in Deed Book 2578, page 189, Fulton County records and being more particularly described as follows:

ALL that tract or parcel of land lying and being in Land Lot 70 of the 14th District of Fulton County, Georgia, being a small triangular portion of the southwest corner of Lot number six (6) of LaFayette Park Subdivision, more particularly described as follows:

BEGINNING on the northeast side of Pople Road at the point Four Hundred and Thirty-five (435) feet southeast from the southeast corner of Lakewood Avenue and Pople Road; running thence southeast along the northeast side of Pople Road Twenty (20) feet; thence north forty (40) feet to a point; thence running southwest to the point of beginning.

This loan may not be assumed without the prior written consent of the Grantee herein. Any conveyance without said consent shall constitute a default under the terms of this Deed to Secure Debt.

members and

Parcel Details

Phone: 33.6969, -84.3984
 Pin: 14 00700001040
 Situs: 2428 LAKEWOOD AVE SW
 Owner: LEWIS KENNETH



- Planning
- Tax
- Public Safety
- Schools
- 2010 Census
- Housing Survey

Planning Designations

Property in Atlanta city limits	Yes
USPS ZIP Code	30315
District/Landlot	14-70 lot boundary map
Zoning	
Primary	C-1
Overlay	-
Maps	Official Zoning Map (pdf) Online Map
Future Land Use	Single-Family Residential (SFR)
NPU	Z
Adjacent NPU (within 300 feet)	-
Neighborhood	Polar Rock
Council District	12
Renewal Community	Yes
Empowerment Zone	No
New Market Tax Credits	No
Livable Centers Initiative (LCI)	-
Tax Allocation District (TAD)	-
Supportive Housing	Does not meet requirement (see note below)
Distance Eligibility	
Neighborhood Stabilization Program	Yes
Neighborhood Stabilization Program 3	No
Opportunity Zone	No
Community Development Impact Areas	Yes
Urban Redevelopment Areas	Yes
Inspection Arborist	SW
Inspection Building	Best
Inspection Electrical	Frazier
Inspection HVAC	Broughton
Inspection Plumbing	Markell
Potential Brownfield	-



Notes:

Property is not eligible as a site for supportive housing because it lies within 2000 feet of the existing supportive housing facility or facilities listed below:

Address: 2468-2488 Lakewood Ave.
 Grantee: Covenant House of Georgia
 Type: Personal Care Home
 Ordinance: 03-O-0581

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: U-14-011
Application Type: Planning/ZRB/Special use/NA
Address: 2420 LAKEWOOD AVE SW, ATLANTA, GA 30315
Owner Name: LEWIS KENNETH
Owner Address:
Application Name:

PAID
CITY OF ATLANTA
APR 01 2014
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
364946		\$400.00	04/01/2014	PLUKE		

Owner Info.: LEWIS KENNETH

Work Description: Park-for-hire parking lot. See NOTES below.

RX TIME 03/28 '14 12:50

LOCATION:



DESCRIPTION

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members and