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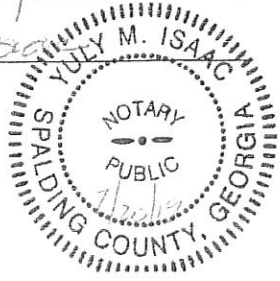
**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant Rajesh A. Patel
Mailing Address _____
Telephone _____ Mobile # _____
Property Owner (s) Apsilon Management Norman Berry, LLC.
Mailing Address 3434 Browns Mill Rd. Atlanta, GA. 30354
Telephone _____ Mobile # _____
Property Address/Location: 3424 Norman Berry Dr.
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0127-LL-126-3
3.24 acres 14-0127-LL0356 / 14-0127-LL0489
Square Foot of Property 141,129.66 Building Size _____ Zoning C-2
Present Land Use hotel
Variance Requested 1) impervious surface from max 80% to 83.6%
2) parking reduction from 1 space per unit to 1 space per 0.81 unit
Applicable Code Section 1) Section 93-23-10

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia reserves the right to enforce any and all ordinances, regulations, and provisions of this application. I further understand that it is my/our responsibility to conform with all City of Hapeville Ordinances as well. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I have read and write the English language and/or this document has been read and explained to me and I have signed and voluntarily executed this application. I understand that it is my/our duty to make false statements or writings to the City of Hapeville, Georgia, pursuant to 20 C.F.R. 20.101 and I may be prosecuted for a violation thereof.

Applicant's signature
Date: 09/21/2017

Sworn to and subscribed before me
This 21 day of September, 2017.
Yuly M. Isaac
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The size of the property can support the proposed second hotel with the granted variances. The request for 83.6% impervious surface will be a reduction as to what is currently existing. The location of this site is the key to our justification to the parking reduction as we've proven that a majority of our guest do not have parking needs.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Excessive parking requirements at this location restricts the owners use of the property.

Explain how these conditions are peculiar to the particular piece of property involved.

One to one parking ratio for this location within such close proximity to the Atlanta Airport isn't necessary as the majority of our guest use the shuttle service and/or public transportation.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None - granting of variances would not cause detriment to the public.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

Norman Berry Drive.
Hapeville, GA. 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant Rajesh A. Patel.

Address of Applicant _____

Telephone of Applicant _____

[Signature]
Signature of Owner
Raj Patel.
Aprior Management - Norman Berry LLC.
Print Name of Owner

Personally Appeared Before Me this 22 day of SEPTEMBER, 2017.

Notary Public



Written Summary
Variance Application – Apsilon Management
3420 Norman Berry Drive

Please find attached variance application for the Staybridge Suites and Towne Place Suites' site located at 3420 Norman Berry Road. Our request is two-part as identified below:

- 1) **Increase the maximum impervious surface allowed in the C-2 Zone from 80% to 83.6% -**
The total project area contains 3.24 acres with 2.86 acres of existing impervious surface. The new development will result in 2.71 acres of impervious surface.
Justification – The site as currently developed is at 85.5% impervious surface, the proposed development will reduce the impervious surface by 0.15 acres thereby resulting in a reduction from the existing 85.5% to 83.6%.

- 2) **Reduce the required parking requirements from 1 space per unit to 1 space per 0.81 units-**
The site currently contains only the Staybridge Suites hotel with a total of 149 rooms and 265 parking spaces. Of the 265 parking spaces, only 120 spaces (1 per 0.80 units) are allocated for use by the hotel, the remaining 145 are currently being used by Park and Fly Services however, this will terminate with the construction of the Towne Place Suites. As provided on the plans, 100 rooms and 82 parking spaces are proposed for the new hotel. This provides 1 space per 0.82 units and is in keeping with the parking usage of the existing hotel. The overall numbers once developed are 202 parking spaces for 249 rooms at a rate of 1 space per 0.81 units.
Justification –The Staybridge Suites has a total of 149 rooms and has operated successfully with the parking ratio of 1 space per 0.8 units since 2013 without issue. As you see from the numbers above, more than half of our existing parking spaces have been utilized by the Park and Fly Services and not the hotel. We attribute this to our location and that more than 50% of our guests are traveling through, by means of the Atlanta Airport. We have a daily occupancy rate of 80% or 120 rooms, of which 50% or 60 rooms are occupied by these air-travel guests that are utilizing our shuttle service for transportation and do not have the need for parking. We also service a contract with Delta Airlines to provide a minimum of 35 rooms daily for their out-of-town employees who we transport to and from the Delta training facility. Our shuttle service runs every 30 minutes, 24 hours a day. According to these numbers we expect 202 parking spaces is sufficient and may be in excess of the what is needed based on our daily occupancy minus the 50% that use the shuttle service and do not require parking.

We respectfully ask for your consideration and approval as we move forward with this project. Please let us know if you have any questions.

Zoning Variance Tract

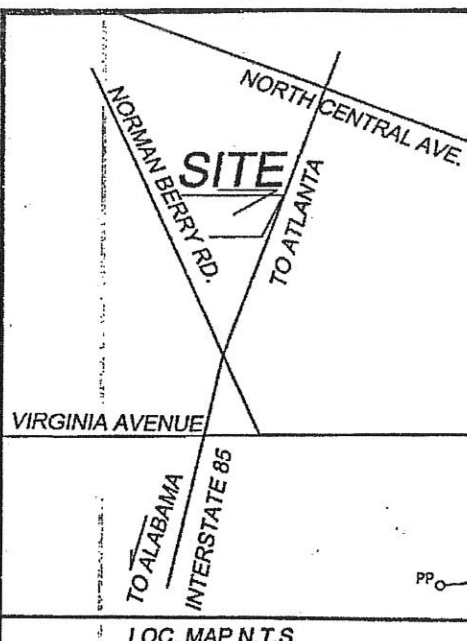
Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, identified as tax parcels 14 0127 LL1263, 14 0127 LL0356 and 14 0127 LL0489 in the offices of the Fulton County Tax Assessor, and being more particularly described as follows:

BEGINNING at a concrete monument found at the western end of the mitered right-of-way intersection for the Eastern Right-Of-Way line of Norman Berry Drive (having a varying width right-of-way) and the Northwestern Right-Of-Way line of Interstate Highway 85 (having a varying width right-of-way); Thence, from said point of beginning, in a northerly direction along said Eastern Right-Of-Way line of Norman Berry Drive running, North 00°12'52" East, 300.00 feet to a point 3.2 feet northeast of a concrete monument found; Thence continuing along said right-of-way line, South 89°42'54" West, 9.89 feet to a one-half inch rebar found; Thence, North 02°44'59" West, 65.08 feet to an iron pin set; Thence, North 02°44'59" West, 35.77 feet to a magnetic nail set; Thence, North 00°05'00" East, 30.25 feet to a one-inch crimp-top pipe found; Thence leaving said Eastern Right-Of-Way line of Norman Berry Drive running, North 88°57'12" East, 512.38 feet to a one-half inch rebar found on said Northwestern Right-Of-Way line of Interstate Highway 85; Thence along said right-of-way line running, 87.01 feet along the arc of a curve to the left having a radius of 918.51 feet and being scribed by a chord bearing South 39°58'24" West, 86.97 feet to an iron pin set; Thence; 161.91 feet along the arc of a curve to the left having a radius of 918.51 feet and being scribed by a chord bearing South 32°12'35" West, 161.70 feet to a point 18.5 feet northeast of a disturbed concrete monument found; Thence, South 39°10'00" West, 145.29 feet to an iron pin set; Thence, 253.28 feet along the arc of a curve to the left having a radius of 11609.16 feet and being scribed by a chord bearing South 57°02'00" West, 253.27 feet to a point on the eastern end of said mitered intersection for the Eastern Right-Of-Way line of Norman Berry Drive and the Northwestern Right-Of-Way line of Interstate Highway 85, said point being 2.6 feet northeast of a disturbed concrete monument found; Thence leaving said right-of-way line of Interstate Highway 85 running along said miter North 75°25'09" West, 54.17 feet to a concrete monument found and the true POINT OF BEGINNING.

Said zoning variance tract contains 2.34 Acres, more or less, being comprised of Tracts 1, 2 & 3 as shown on "Minor Subdivision Final Plat" prepared by Southside Surveying and Planning, Registered Land Surveyor No. 2642, Angel M. Marrero for Apsilon Management-Atlanta, LLC. Said plat is recorded among the Land Records of Fulton County, Georgia, at Plat Book 382. Page 15.

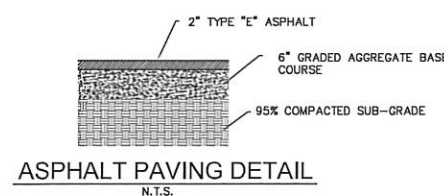
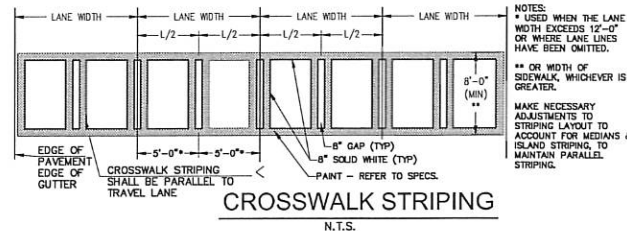
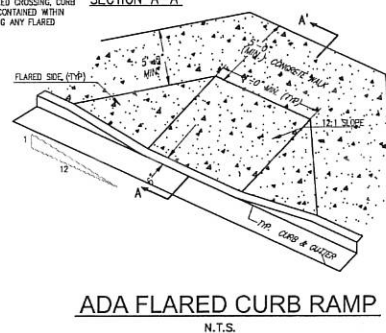
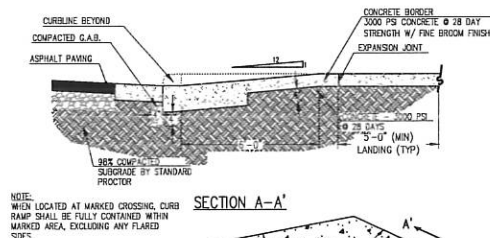
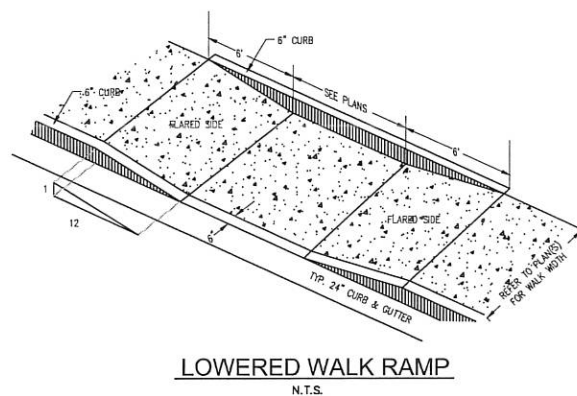
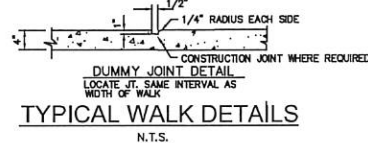
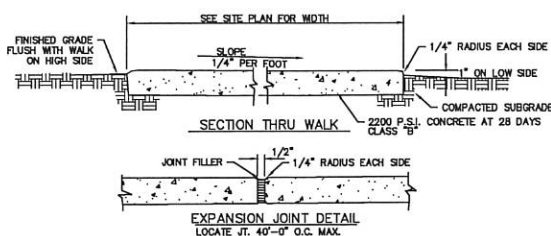
Together with all easements recorded and unrecorded.



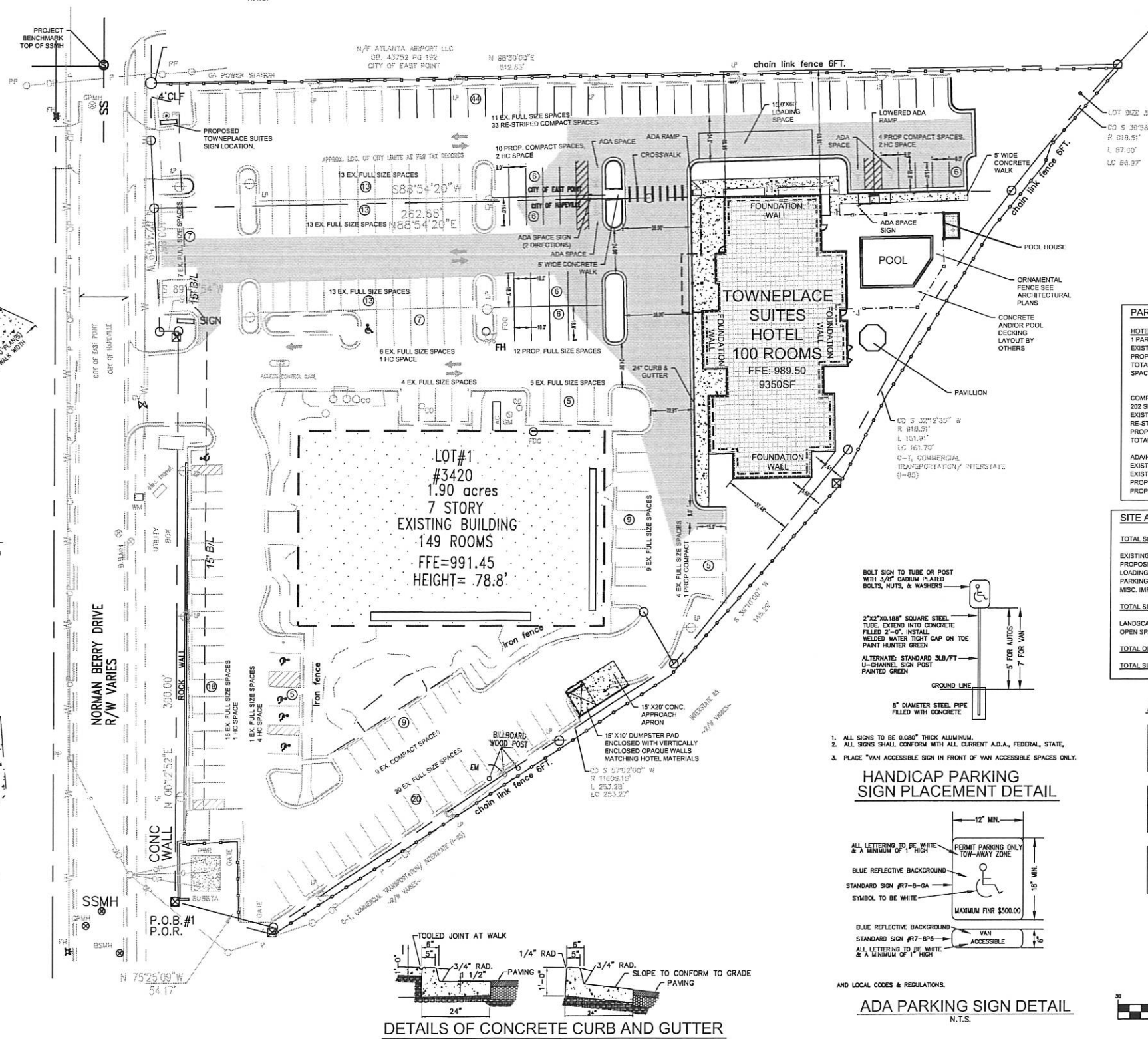
LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OTF	OPEN TOP PIPE
IPF	IRON PIN FOUND
OIP	IRON PIN SET 1/2" REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L/L	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
TH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
W	WATER METER
SS	SANITARY SEWER LINE
OV	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
C	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS
BSMH	BELL SOUTH MANHOLE
GAMH	GA POWER MANHOLE

Plats 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 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Know what's below.
Call before you dig.



PARKING CALC. REQUIREMENTS:

HOTEL:
1 PARKING SPACE PER 1.20 UNIT
EXISTING STAYBRIDGE SUITES - 149 UNITS X 0.8 = 120 SPACES
PROPOSED TOWNEPLACE SUITES - 100 UNITS X 0.8 = 80 SPACES
TOTAL PARKING SPACES REQUIRED FOR BOTH HOTELS = 200 SPACES
SPACES PROVIDED = 202 PARKING SPACES

COMPACT SPACES REQUIRED MINIMUM 30%:
202 SPACES X 30% = 61 SPACES
EXISTING COMPACT SPACES = 9 COMPACT SPACES
RE-STRIPED COMPACT SPACES = 3 COMPACT SPACES
PROPOSED COMPACT SPACES = 19 COMPACT SPACES
TOTAL COMPACT SPACES PROVIDED = 61 COMPACT SPACES

ADA/HANDICAP (H.C.) ACCESSIBLE SPACES REQUIRED:
EXISTING STAYBRIDGE SUITES 120 SPACES = 5 H.C. SPACES REQUIRED
EXISTING H.C. SPACES PROVIDED AT STAYBRIDGE = 6 H.C. SPACES
PROPOSED TOWNEPLACE SUITES 80 SPACES = 4 H.C. SPACES REQUIRED
PROPOSED H.C. SPACES PROVIDED AT TOWNEPLACE SUITES = 4 H.C. SPACES

SITE AREA ALLOCATION:

TOTAL SITE AREA = 141,129.66 SQ FT (3.24 AC)

EXISTING STAYBRIDGE SUITES = 16,658 SQ FT (0.38 AC)
PROPOSED TOWNEPLACE SUITES = 9,350 SQ FT (0.21 AC)
LOADING AND DRIVEWAYS = 40,663 SQ FT (0.93 AC)
PARKING = 32,175.11 SQ FT (0.74 AC)
MISC. IMPER. (CURB AND GUTTER, SIDEWALK, CONC. PAD) = 19,138.08 SQ FT (0.21 AC)

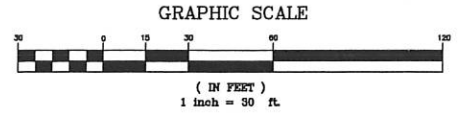
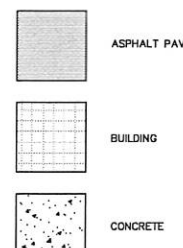
TOTAL SITE IMPERVIOUS = 117,985.26 SQ FT (2.71 AC)

LANDSCAPE AREAS = 10,159.95 SQ FT (0.23 AC)
OPEN SPACE AREA = 12,394.45 SQ FT (0.30 AC)

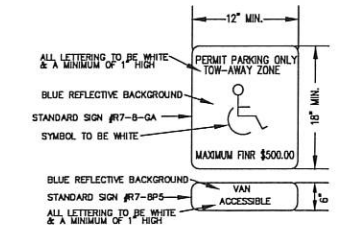
TOTAL OPEN SPACE AREAS = 23,144.40 SQ FT (0.53 AC)

TOTAL SITE IMPERVIOUS COVERAGE = 117,985.26/141,129.66 = 83.6 %

HATCHING LEGEND:

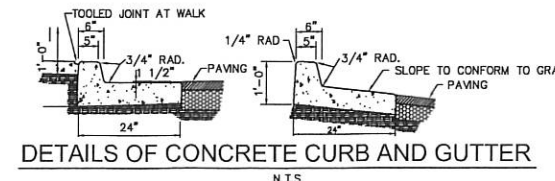


HANDICAP PARKING SIGN PLACEMENT DETAIL



ADA PARKING SIGN DETAIL

N.T.S.



WHITLEY ENGINEERING INC.
DESIGN NPDES PROJECT MANAGEMENT
38 E. MAIN STREET N.
HAMPTON, GA 30228
TEL: (770) 946-0256

TOWNE PLACE SUITES ATLANTA AIRPORT
LAND LOT 127 14TH DISTRICT FULTON COUNTY, GA CITY OF HAPEVILLE
DATE 01/20/2017
SCALE: 1" = 30'
SITE PLAN



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 3424 Norman Berry Drive, Towne Place Suites

BACKGROUND

The City of Hapeville has received a Variance Application from Raj Patel, owner and applicant, to (1) reduce the impervious surface requirement from 80% to 83.6% and (2) reduce the parking space requirement from 1 space per unit to .08 spaces per unit. The site plan was approved by the Planning Commission subject to the Board of Appeals approval of the reduced impervious surface and parking requirements. The property is currently zoned C-2, General Commercial.

CODE

93.22.1 Dimensional Requirements

Zoning District	Development Type	Lot Area/DU sf	Parking Requirements
C-2	Non residential	80	d.

d. One parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One off-street loading space for every 10,000 square feet of building.

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

FINDINGS

Sec. 87-3-3. - Powers and duties.

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

Impervious Surface

Staff can find no extraordinary or exceptional conditions pertaining to the property because of its size, shape or topography.

Parking

Staff can find no extraordinary or exceptional conditions pertaining to the property because of its size, shape or topography.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

Impervious Surface

The current requirement for 80% lot coverage would either reduce the number of parking spaces or the building footprint. These would create hardships as there is already a request for a reduction in parking and a change in the footprint allowed for the hotel would adversely affect the ability of this hotel brand, with a standard footprint, to locate on this site.

Parking

An increase in parking is not possible given the existing Staybridge Suites and new Towne Place Suites building footprint and the need to meet impervious surface requirements. The experienced demand for parking spaces at the co-located hotel is not consistent with the requirement of 1 parking space per lodging unit.

c. Such conditions are peculiar to the particular piece of property involved; and

Impervious Surface

The reduction in impervious surface requirement is actually an improvement over the site as currently developed (85.5%). The project will be replacing asphalt with the hotel building and amenities.

Parking

The proximity of the hotel to Hartsfield Jackson International Airport presents a unique situation for hotels in Hapeville. These hotels service a significant amount of airport traffic – where guests arrive via taxi or hired cars. The applicant has indicated the Staybridge Suites currently has a contract with Delta airlines where they provided a minimum of 35 room daily for their out of town employees who are transported to and from the Delta training facility. Thereby reducing the number of parking spaces on site for Staybridge Suites (which can be shared with the Towne Place Suites development). There is a shuttle service between from the hotel and the airport. 50% of their daily occupancy currently utilize the shuttle service. The use of the site as a park and fly operation associated with the hotel will end with the construction of the new hotel.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Impervious Surface

For the 4.5% increase in impervious surface requested, there is no identifiable detriment to the public good or impairment of the purpose and intent of this chapter.

Parking

The City of Hapeville has put in parking standards and restrictions to adequately serve the businesses and residents in Hapeville. An excess of parking would encourage park and fly service – which are not desired by the City or allowed by Code. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

RECOMMENDATION

The site plan and construction of the hotel on the site reduces the impervious surface to the greatest degree possible while allowing for adequate parking and building footprint. There has been much discussion regarding parking for hotels in Hapeville. A reduced parking ratio is allowable when

approved by Board of Appeals. The case for servicing the airport and shuttles to provide transportation is a strong one and has been heard and approved by the Board of Appeals before for the Virginia Ave/Toffie Terrace hotel (currently La Quinta).

There is no evidence of a hardship based on the property because of its size, shape, or topography. The hardship exists with the configuration of the site with the existing hotel.

Based on clear direction in the Code and the intent of the district, staff recommends approval of the two variance requests: (increase of lot coverage to 83.6% and a decreased parking ratio of .8 spots/lodging unit.