

**Conditional Use Permit
Application
Cost: \$50**



21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name:	Vance Van Krieken	Email:	vankriekenv@gmail.com
Phone:	(510) 205-5826	Fax:	
Address:	3231 Covington Hwy, Avondale Estates, GA 30002		

BUSINESS OWNER INFORMATION

If different than Applicant, attach Affidavit of Authorization as an Exhibit

B.O. Name:		Email:	
Phone:		Fax:	
Address:			

PROPERTY OWNER INFORMATION

If different than Applicant, attach Affidavit of Authorization as an Exhibit

P.O. Name:	Vance Van Krieken	Email:	vankriekenv@gmail.com
Phone:	(510) 205-5826	Fax:	
Address:	3231 Covington Hwy, Avondale Estates, GA 30002		

Location of Subject Property:	3231 Covington Hwy, Avondale Estates, GA 30002		
District:	Land Lot:	Block:	Parcel:

FOR OFFICE USE ONLY

APPROVAL

Received By: [Signature] Date: 4/12 Application #: _____
Total Paid: _____ CK# _____ Cash _____

Type of Conditional Use Requested (List Code Section base on Article 9 of the Official Zoning Ordinance):

Conditional Use Approved By: _____ Date: _____

Please provide the following description of the proposed use and property, as listed below.

1. General description of the proposed use.

Using a private furnished one bed and one bathroom space in owner occupied home as a Bed and Breakfast rental for a maximum of 2 guests.

2. Hours of Operation.

3 PM check-in, 11 AM check out

3. Size of building or tenant space.

One bedroom with a connected full bathroom space. Private entrance to the room is located on the back of owner occupied home.

4. Number of parking spaces dedicated to the building or tenant space. You may also provide a shared parking agreement if one is in effect.

Two paved spaces located on the concrete driveway at the back of the home. The parking spaces do not interrupt or take away from any local parking spaces as it's part of the owner's property (see provided survey).
No parking agreement needed or in effect.

5. Explain how clients will enter and exit the property. Provide a site plan if needed.

Clients enter the Bed and Breakfast through a private patio door on the back of the home that leads directly to the room they'll be staying in. Entry and exit does not disturb neighbors or the owner. See provided survey to understand the entrance/exit.

6. Explain why the proposed use is beneficial and compatible to the surrounding area.

The owner's property is located walking distance to Avondale's business district. Guests are encouraged and given local recommendations to eateries like Banjo coffee, Rising Son, Santo Cocina, etc. - thus encouraging local tourism and business for local shops.

7. List the uses of all abutting properties.

Justification for Conditional Use Permit

1. Would the proposed conditional use be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity of the Subject Property? Provide evidence based on the proposed business.

No - it will not be injurious.

2. Would the proposed conditional use diminish or impair property values within the surrounding neighborhood? Explain why the business will be beneficial or detrimental to the surrounding neighborhood.

No, it will not diminish or impair property values.

The proposed use of the private space benefits community members who may have family and/or friends visiting, but no room to host them. With limited lodging options in Avondale Estates, surrounding neighbors have an option that can be used when they have visitors for family events, holidays, etc. It is also a space those who may be exploring Avondale for work →

2. Would the proposed conditional use increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties? Explain.

No - there would be no increase in local or state expenditures.

3. Would the proposed conditional use impede the normal and orderly development of surrounding property for uses predominant in the area? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

No - operations of the Bed and Breakfast occur on a private owner occupied lot/home.

4. Would the proposed conditional use be consistent with a desirable pattern of development for the locality in general? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

Yes, the proposed use brings more economic opportunities!

- Guests who stay are encouraged to use their location to walk to Downtown Avondale and explore shopping and restaurants.

This reinforces Avondale's goal to "emerge as a regional destination", as guests get to see the beauty, ease, and fun of the town.

- The private parking provide on the owner's property doesn't take away from any local spaces, a priority in the plan "remember parking"
- When local community members invite guests to town, but need overnight options, this bed and breakfast reinforces "provide spaces to gather".

Va Va 2
Signature of Applicant

4/8/2022
Date

Check One: Owner Agent

Sworn to and subscribed before me this 8th day of April, 20 22.

Kitrell H Dixon
Signature and Seal of Notary Public



My Commission Expires 7-13-2025

Conditional Use Permit Application Approved By:

Mayor

Date



Vance Van Krieken <vankriekenv@gmail.com>

Avondale Estates Resident | Short Term Rental Perspective

4 messages

Vance Van Krieken <vankriekenv@gmail.com>

Thu, Mar 31, 2022 at 1:11 PM

To: JEImore@avondaleestates.org

Cc: llaratte@avondaleestates.org, BFisher@avondaleestates.org, dmerriam@avondaleestates.org, lshortell@avondaleestates.org

To whom it may concern,

I'm one of the Avondale Estates owners who recently had to stop operations of the private guest bedroom (for no more than 2 guests) I operated as an Airbnb.

I meant to send this communication when I received a violation of operation, but was excited to see in a recent board meeting there was a topic item for "Discussion of AirBnB's and Other Short-Term Rentals". I hope the board is reconsidering the permitting to potentially open back up short-term rentals - this news excited me as I really enjoyed the opportunity to support my community while being able to earn a bit of extra money for my family in this inflated economy.

Running an Airbnb felt like a win all around for myself and guests who found cost-effective options in the heart of our cute town while coming to Atlanta for a variety of reasons. I wanted to provide evidence that Airbnb isn't about parties or detracting from the community! Of the 36 stays I've hosted, here are a few reasons guests shared they booked with us.

- 6 were work-related or looking for housing locally because of work relocation
- 7 were guests who had family in the Decatur/Avondale area they were visiting. Our space provided a close-by option to visit their sons, daughters, parents, and siblings. Many of the guests who came for family expressed so much gratitude in having an option to be down the street from the family member they were visiting in a space that was easy to access and rest during their downtime; they were hoping to use the space again for future visits.
- 6 were coming into town for an event in Atlanta or to explore as a tourist. Most of them were from AL, FL, SC and TN, and just needed a space for an evening to be able to attend the event.
- 0 were to have a party in the space.

Again, I share this to provide insight to how Airbnb supports our local community! I would be thrilled to be able to apply for proper permits and permissions to respectfully continue this operation within my town's expectations and help ensure Airbnb doesn't detract from our community.

Just one perspective of a local!
Thanks for exploring options on this matter.

Respectfully,
Vance Van Krieken

Jonathan Elmore <jelmore@avondaleestates.org>

Thu, Mar 31, 2022 at 1:43 PM

To: Vance Van Krieken <vankriekenv@gmail.com>

Cc: Lionel Laratte <llaratte@avondaleestates.org>, Brian Fisher <bfisher@avondaleestates.org>, Dee Merriam <dmerriam@avondaleestates.org>, Lisa Shortell <lshortell@avondaleestates.org>

Thank you for email. This is very helpful to us in our discussions. Please note that if you live in house in which the rental room is located and provide a meal, you can operate in AE as a b'n'b IF you get a conditional use permit and a business license.

Jonathan Elmore, Mayor
City of Avondale Estates
404-644-8080

[Quoted text hidden]

Vance Van Krieken <vankriekenv@gmail.com>

Fri, Apr 1, 2022 at 11:22 AM

To: Jonathan Elmore <jelmore@avondaleestates.org>

Cc: Lionel Laratte <llaratte@avondaleestates.org>, Brian Fisher <bfisher@avondaleestates.org>, Dee Merriam <dmerriam@avondaleestates.org>, Lisa Shortell <lshortell@avondaleestates.org>

Mr. Elmore,

Thank you for your response and thank you for the context about the b'n'b. I will be following up with the Planner & Permit Services Coordinator, Ken Morris, to apply for a conditional use permit and a business license.

Please reach out if you need my assistance or testimonial in future conversations around this topic!

Respectfully,

Vance Van Krieken

[Quoted text hidden]

Vance Van Krieken <vankriekenv@gmail.com>

Fri, Apr 1, 2022 at 11:25 AM

To: Ken Morris <kmorris@avondaleestates.org>

Hi Mr. Morris,

I am reaching out to apply for a conditional use permit and business license to operate a b'n'b.

Please let me know the best way to proceed.

See below for context.

Thank you,

Vance Van Krieken

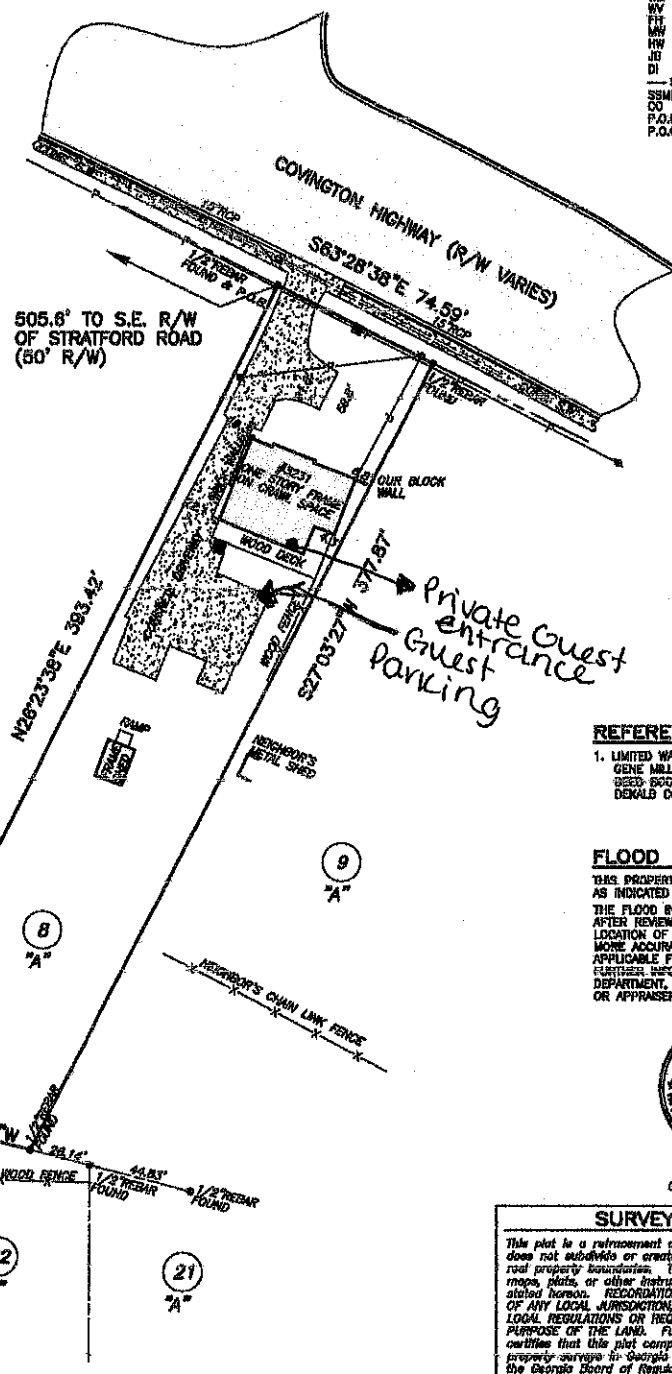
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LEGEND	
B	DENOTES BUILDING LINE
P/W	DENOTES PROPERTY LINE
SO	DENOTES RIGHT-OF-WAY CENTERLINE
G	DENOTES BACK OF CURB
EP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
BW	DENOTES TOP OF WALL
-X-X-	DENOTES BOTTOM OF WALL
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
PM	DENOTES POWER METER
FB	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
CB	DENOTES CABLE BOX
TE	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FW	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
JW	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CADDREY TITLE SEARCH MAY DISCLOSE FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REIDENTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,880 FEET. A GEOMAX ZOOM 80 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBAR SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF GENE MILLEN DEED BOOK 22698 PAGE 324 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.A. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DEPARTMENT, CORPUS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



SURVEYOR'S CERTIFICATE

This plat is a re-creation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information on the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.

Michael R. Nolas Georgia RLS No. 2648 Date 8-27-2021

NO.	REVISIONS	DATE

McClung Surveying
 McClung Surveying Services, Inc.
 4633 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 www.mccclungsurveying.com Certificate of Authorization #1500728

SURVEY FOR
VANCE VANKRIEKEN

3231 COVINGTON HIGHWAY
 AVONDALE ESTATES, GEORGIA

TOTAL AREA= 0.641± ACRES
 OR 27,902± SQ. FT.

SCALE IN FEET

PART OF LOT 8 BLOCK "A"
 MAJESTIC CORPORATION PROPERTY SUBDMISION
 UNIT 1

LAND LOT 250
 15TH DISTRICT
 DEKALB COUNTY, GEORGIA
 PLAT PREPARED: 8-27-2021
 FIELD: 8-24-2021 SCALE: 1"=40'

PB 11
 PG 92
 JOB#286707 C&B-B



DEMA Response Map

Date Printed: 4/12/2022



This map is a response map for the purpose of identifying areas that are at risk of flooding. It is not a flood hazard map and should not be used for flood insurance purposes. The map is based on the latest available data and is subject to change without notice. The map is provided for informational purposes only and does not constitute a warranty or guarantee of any kind. The map is the property of the Town of Denville and is not to be reproduced or distributed without the written consent of the Town of Denville. For more information, please contact the Town of Denville at 973-261-1000.

