

USE PERMIT NO. 1047

REQUEST: Ambika Hotel, LLC - OPERATE A BOUTIQUE STYLE HOTEL

LOCATION: 132 EAST QUEEN STREET

Architectural Design:

1. The building design and materials shall be in conformance with the approved (5/8/2008) elevations, entitled "Proposed 67 Room Hotel," prepared by Professional Design Associates, and dated 5/2/2008.
2. The applicant shall screen any exterior mechanical equipment, including generators, on the roof with a parapet wall or pitched roof treatment, and ground level equipment, including generators and dumpster enclosures with a combination of solid walls and landscape plantings. The screen wall shall be consistent and compatible with the building materials of the primary structure (i.e. brick, stone, concrete) and have decorative metal gates for access.

Site Design:

3. The site design shall be in conformance with the submitted conceptual site plan, entitled "Post Office Hotel," prepared by CAE, Inc., and dated 12/2/2008.
4. All site lighting, excluding signage, shall be downward and inward focus to avoid spill over and light pollution on neighboring properties.

Operation:

5. Length of stay for all guest rooms shall be limited to thirty (30) days; no commercial apartments shall be permitted within the site.
6. The use of the basement level shall be limited to operational type services related to supporting the hotel use (e.g. laundry, storage, etc.).
7. The hotel shall at all times keep and maintain a register, in which the name(s) and home address of each guest(s) and times of check-in and check-out is recorded. Said register shall be kept at all times open to the inspection of code compliance officials and police officer of the City.
8. In accordance with Section 20-4.1 of the Zoning Ordinance, this Use Permit shall expire and become null and void if new construction has not been completed within two (2) years of the issuance of Use Permit and/or once occupied the property is not used for its permitted purpose for a continuous two (2) year period.