



STAFF REVIEW AND RECOMMENDATION

Variance Case #: V2015-32 **Legistar #:** 20150496
Board of Zoning Appeals Hearing: **Monday, June 29, 2015 – 6:00 p.m.**
Property Owner: Life College, Inc.
1269 Barclay Circle, SE
Marietta, GA 30060
Applicant: Croy Engineering, LLC
200 Cobb Parkway North
Building 400, Suite 413
Marietta, GA 30062
Address: 1135 Barclay Circle
Land Lot: 05010 **District:** 17 **Parcel:** 0110
Council Ward: 1 **Existing Zoning:** OI (Office Institutional)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to reduce the required parking to 174 spaces. [§716.07 (E)]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.

3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



Location of proposed residence hall



Existing housing to be demolished



Shuttle Stop

Recommended Action:

Approval. The applicant, Croy Engineering, LLC, is requesting a variance to reduce the number of parking spaces required for a new residence hall for Life University. The property is located at 1135 Barclay Circle and is zoned Office Institutional, as is all the surrounding properties. The City's Wildwood Park lies directly to the south.

Life University plans to demolish many of its outdated student housing buildings on the southwestern side of Barclay Circle to make way for a new, four story residence hall intended to house up to 256 students. Despite the OI zoning district specifically allowing fraternity, sorority, and residence halls, Section 716 Traffic and Parking Standards does not give any specifications for how to calculate required parking for these uses. Table J. includes parking requirements for one-bedroom apartments (1.7 spaces per unit) and two- and three-bedroom apartments (2.2 spaces per unit). However, there is no line item for four bedroom apartments. Representatives for the University have stated that the residence hall will be made up primarily of four bedroom units. A residence hall with 256 students and 174 parking spaces will only be able to provide 68% of the residents with parking in the adjacent lot. This does not take into consideration any staff (dining hall, custodial, etc.) that may be needed to support everyday business operations.

In 2008 Life University constructed a new, 154 unit residence hall and parking deck containing 606 parking spaces at the northern end of campus. Only 336 spaces were needed to satisfy the apartments' parking need - the remaining spaces serve the attached daycare center and commuter students attending classes. While staff is unfamiliar with parking volume patterns for the existing deck, it could serve as overflow parking for residents of the new residence hall.

Unlike traditional apartments where bedrooms can be occupied by children or used as guest bedrooms/offices, it is likely that each occupant of a bedroom in a university residence hall is of legal driving age, although many students that live on campus do not necessarily have cars. There is a shuttle service for students and many universities coordinate parking through an internal permitting system. Residency requirements established by the university can be adjusted to accommodate changes to the student population, so even if the new parking lot is not sufficient for the new residence hall, the university would be responsible for addressing any negative effects experienced by unsatisfied students/residents. Since the granting of this variance will not adversely impact the public health, safety, or general welfare, ***staff recommends approval of this variance.***



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Brian Binzer, AICP, Director

APPLICATION FOR VARIANCE OR APPEAL
 (Owner/Applicant/or Representative must be present at all public hearings)

Application #: Y2015-32 Hearing: 6-29-15 Registrar # _____

This is a variance/appeal application for:

P2 15- 247



Board of Zoning Appeals



City Council

Owner's Name Life College, Inc.

Address 1269 Barclay Circle SE, Marietta, GA Zip Code: 30060

Telephone Number: 770-426-2623 Email Address: william.jarr@life.edu

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant Croy Engineering, LLC

Address 200 N. Cobb Pkwy., Bldg. 400, Suite 413, Marietta, GA Zip Code: 30062

Telephone Number 770-971-5407 Email Address: mjoseph@croyengineering.com

Address of property for which a variance or appeal is requested:

1135 Barclay Circle SE, Marietta, GA 30062 Date of Acquisition: _____

Land Lot (s) 5010 District 17 Parcel 110 Acreage 8.23 Zoned O1 Ward 1A FLU CSI

List the variance(s) or appeal requested (please attach any additional information):

Variance from City Code 716.07 - Parking spaces required. See attached for additional information.

Required Information

1. Application fee (\$250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Legal description of property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - 25 copies of site plan drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER



Croy Engineering, LLC
200 North Cobb Parkway
Building 400, Suite 413
Marietta, Georgia 30062

Phone: 770.971.5407
Fax: 770.971.0620

www.croyengineering.com

May 18, 2015

City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

RE: Parking Variance Request
Life University Student Housing Building – 1135 Barclay Cir SE

To Whom It May Concern:

Life University is proposing to demolish several existing student housing buildings that have grown outdated and have fallen into disrepair, and to build a new 4-story student housing building that could house up to 256 students at full capacity. Demolition is anticipated to begin in August of 2015, with the goal of students being able to move in to the new facility in August of 2016.

As the current City Code does not account for student housing facilities, nor for 4-bedroom apartments, the Planning and Zoning Department has directed us to account for one (1) parking space per bed, plus an additional 0.2 spaces per bed for guest space. This would result in a total parking requirement of 307 parking spaces (256 for residents and 51 spaces for guests).

The current site layout (as shown on the provided Site Plan), provides 174 total parking spaces via an existing parking lot and a proposed parking lot addition.

We are currently researching Institute for Transportation Engineers parking generation criteria, as well as the required parking criteria of surrounding jurisdictions for similar uses, and will provide further documentation soon.

We appreciate your consideration of our request. If you have any questions, or if you require any additional information, please feel free to contact us at (770) 971-5407.

Sincerely,

Croy Engineering, LLC

Michael R. Joseph, P.E.
Site Development Division Manager

cc: William D. Jarr, Life University
Matthew C. Jennings, BBL Construction Services
Project File 1438.01

TO: Marietta Daily Journal
FROM: City of Marietta
RUN DATE: June 9, 2015

PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on **Monday, June 29, 2015 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

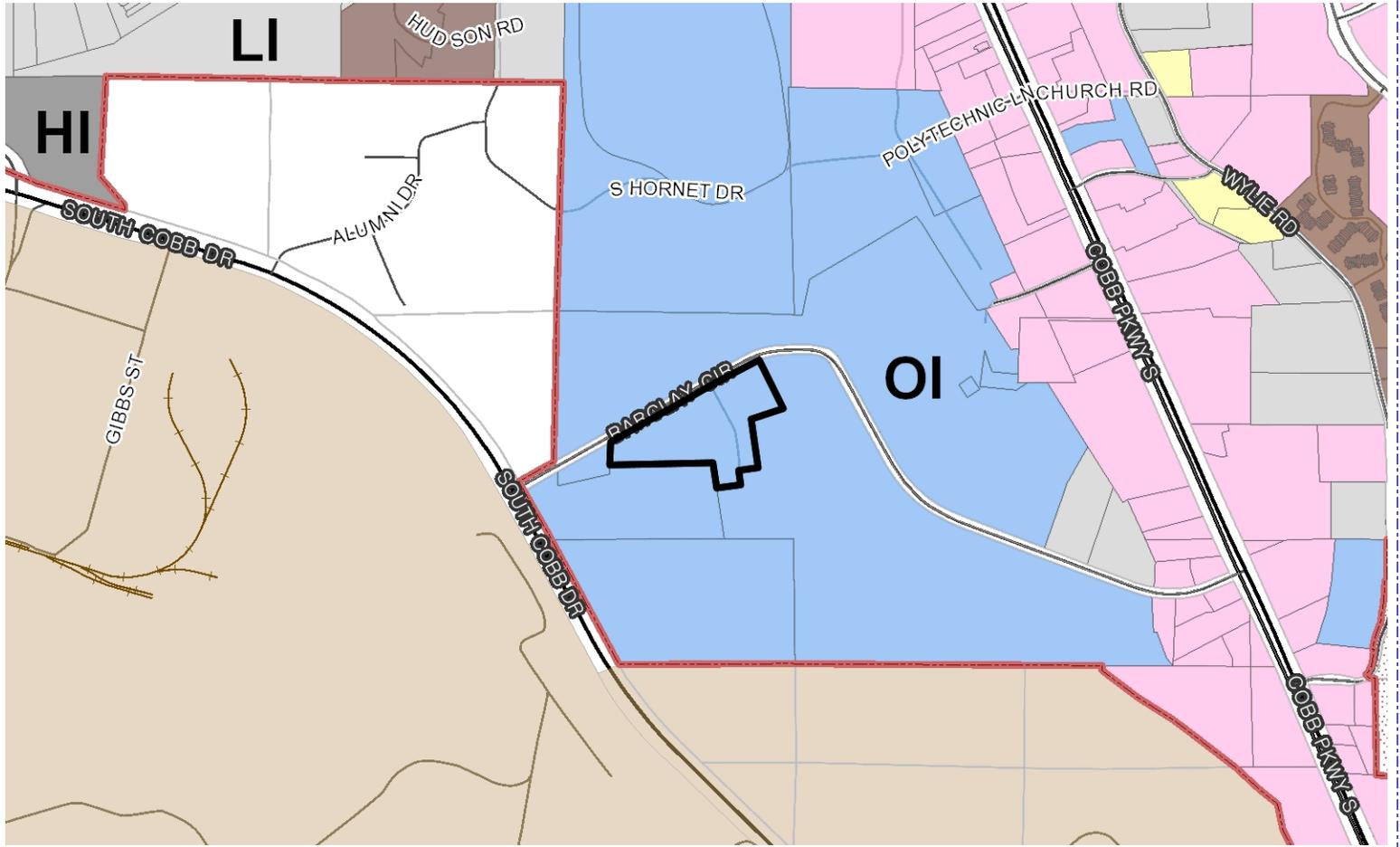
V2015-32 [VARIANCE] LIFE COLLEGE (CROY ENGINEERING) requesting a variance for property located in Land Lot 05010, District 17, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia and being known as 1135 Barclay Circle. Variance to reduce the required number of parking spaces from 307 to 174. Ward 1A.

A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

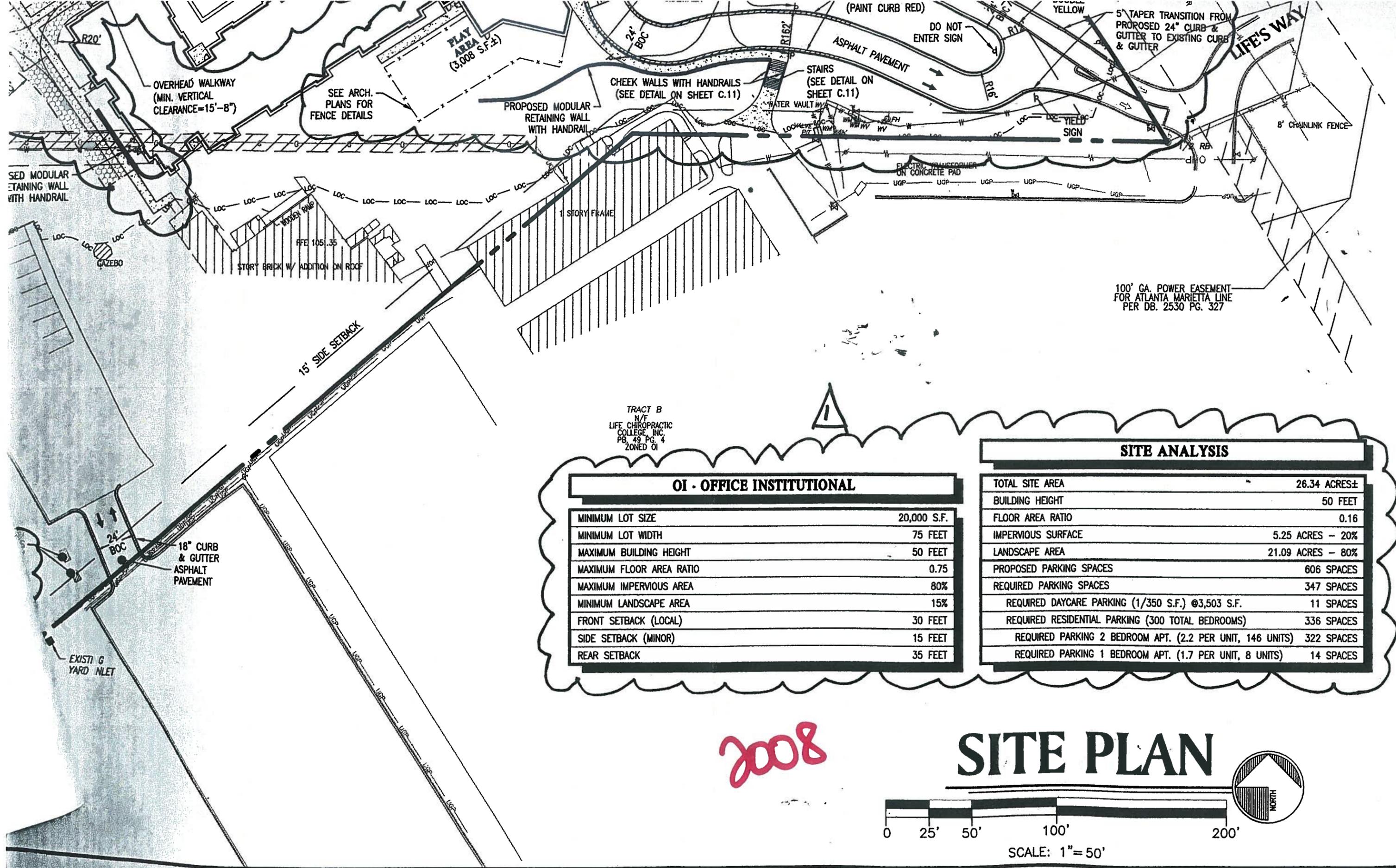
Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1135 BARCLAY CIR	17050100110	8.042	1A	OI	CSI

Property Owner:	Life College, Inc.	Zoning Symbols
Applicant:	Croy Engineering	
BZA Hearing Date:	06/29/2015	
Acquisition Date:		
Case Number:	V2015-32	
City of Marietta Planning & Zoning		



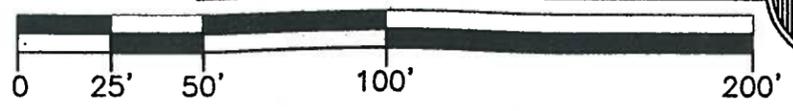
TRACT B
N/F
LIFE CHIROPRACTIC
COLLEGE, INC.
PB. 49 PG. 4
ZONED OI

OI - OFFICE INSTITUTIONAL	
MINIMUM LOT SIZE	20,000 S.F.
MINIMUM LOT WIDTH	75 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
MAXIMUM FLOOR AREA RATIO	0.75
MAXIMUM IMPERVIOUS AREA	80%
MINIMUM LANDSCAPE AREA	15%
FRONT SETBACK (LOCAL)	30 FEET
SIDE SETBACK (MINOR)	15 FEET
REAR SETBACK	35 FEET

SITE ANALYSIS	
TOTAL SITE AREA	26.34 ACRES±
BUILDING HEIGHT	50 FEET
FLOOR AREA RATIO	0.16
IMPERVIOUS SURFACE	5.25 ACRES - 20%
LANDSCAPE AREA	21.09 ACRES - 80%
PROPOSED PARKING SPACES	606 SPACES
REQUIRED PARKING SPACES	347 SPACES
REQUIRED DAYCARE PARKING (1/350 S.F.) @3,503 S.F.	11 SPACES
REQUIRED RESIDENTIAL PARKING (300 TOTAL BEDROOMS)	336 SPACES
REQUIRED PARKING 2 BEDROOM APT. (2.2 PER UNIT, 146 UNITS)	322 SPACES
REQUIRED PARKING 1 BEDROOM APT. (1.7 PER UNIT, 8 UNITS)	14 SPACES

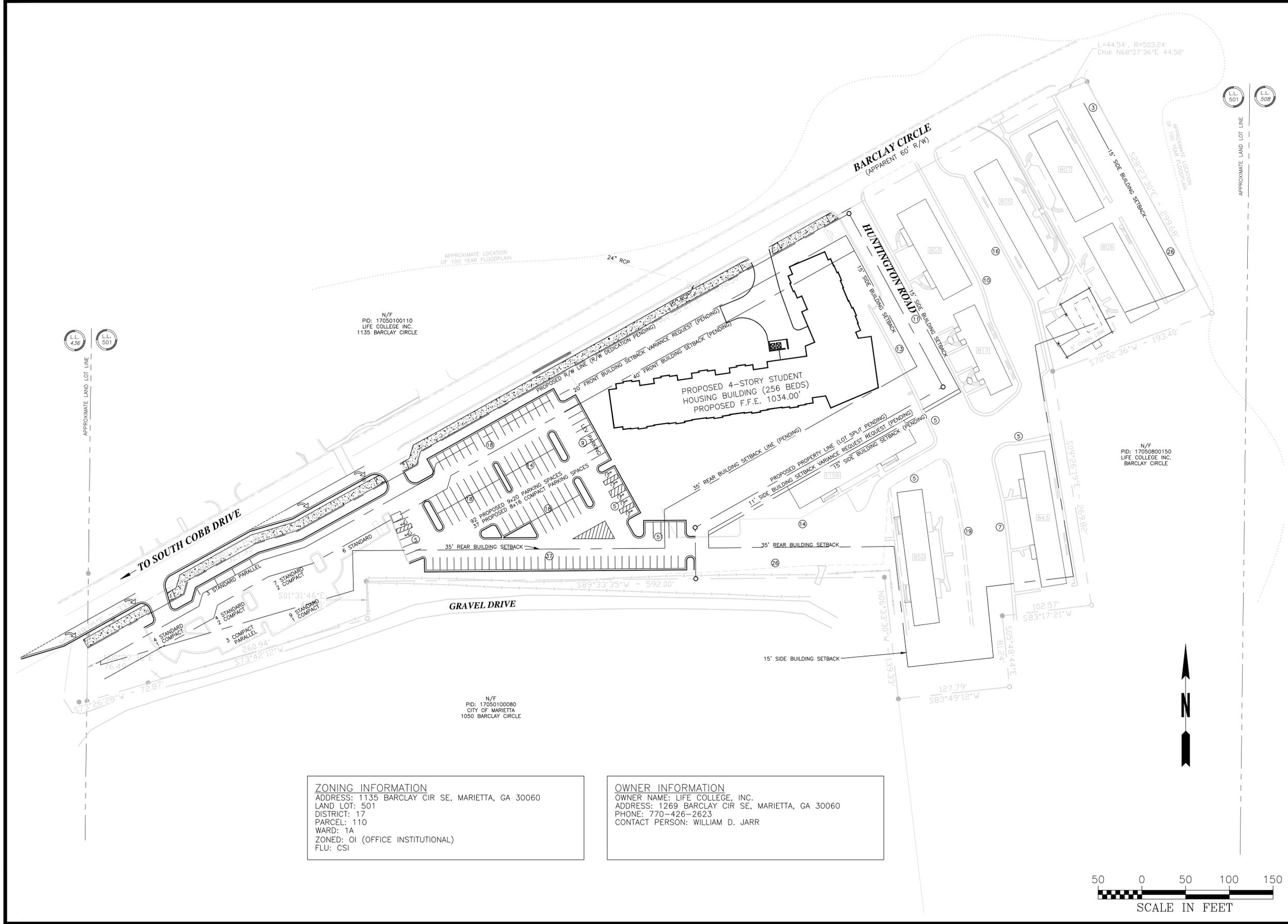
2008

SITE PLAN



SCALE: 1" = 50'





ZONING INFORMATION
 ADDRESS: 1135 BARCLAY CIR SE, MARIETTA, GA 30060
 LAND LOT: 501
 DISTRICT: 17
 PARCEL: 110
 WARD: 1A
 ZONED: OI (OFFICE INSTITUTIONAL)
 FLU: CSI

OWNER INFORMATION
 OWNER NAME: LIFE COLLEGE, INC.
 ADDRESS: 1269 BARCLAY CIR SE, MARIETTA, GA 30060
 PHONE: 770-426-2623
 CONTACT PERSON: WILLIAM D. JARR

CROY ENGINEERING
 Engineers
 Planners
 Surveyors
 200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
 MARIETTA, GA 30062
 PHONE: (770) 971-5407 FAX: (770) 971-0620

LIFE UNIVERSITY STUDENT HOUSING
 1135 BARCLAY CIR SE, MARIETTA, GA 30060
 LAND LOT(S) 501
 OF THE 17th DISTRICT, 2nd SECTION
 CITY OF MARIETTA, COBB COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE



GSWCC CERT #58314
 SHEET TITLE
PARKING VARIANCE REQUEST EXHIBIT

DRAWN BY TFR	CHECKED BY MRJ
SCALE 1" = 50'	ISSUE DATE 05/18/15

PROJECT NUMBER
1438.01
 DRAWING NUMBER
VAR-1
 SHEET 1 of 1

Noted by Thomas Johnson at 1" = 50' scale using AutoCAD on 5/18/2015 5:46 PM
 Drawing Location: N:\1438.01 Life University Student Housing - Bill Engineering\Design\1438.01 Design.dwg

NOT ISSUED FOR CONSTRUCTION