

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



895 Canton Road



Parking spaces to be removed and replaced



Existing Landscaping

Staff Review:

The owner, IDOC MAIN LLC, is requesting a variance to waive the requirement for a planter islands to be located between every 12 parking spaces at the property located at 895 Canton Road. The 4.114 acre property is occupied by several tenants and is zoned CRC (Community Retail Commercial). The property is surrounded by other CRC zoned properties to the northeast, west, and south. The northern boundary of the property (across Elizabeth St) are railroad tracks. Properties to the east (across Canton Rd) are zoned HI (Heavy Industrial).

One of its tenants is MEC (Marietta Eye Clinic) and has been deemed as the largest tenant, and has operated since 1996. MEC's growth since 1996 illustrate the increase demand for eye care within the community and has led the property owner to request to expand its parking lot to provide adequate parking.

However, the Marietta Tree Ordinance requires trees to be planted in parking lot islands must be located between every 12 parking spaces – see the specific section below:

Section 712.08 (G) 1. Parking Lots: Interior landscaping of parking lots shall contain planter islands located so as to relieve the expense of parking, provide shading and channel water runoff.
a) A maximum of 12 parking spaces in a row shall be permitted without a planter island.

In the proposed development of the parking lot expansion, the parking lot consist of three separate segments with consecutive parking spaces without a planter island at the following respective numbers; 14, 19, and 21. The applicant states that providing planter islands will reduce the number of potential parking spaces for the tenants' guest.



The number of existing parking spaces provided exceeds the minimum parking spaces required by the City's parking code; and the existing landscape is classified as mature landscaping. The property is bordered by two arterial roadways - Canton Road on the east & Church Street on the west; and a local thoroughfare - Elizabeth Street - on the north. In addition, there is a power substation to the south. An adjacent property has been purchased to accommodate future development for some unidentified number of parking spaces along its frontage on Church Street; however, other possibilities for expanding the site are quite limited.

In the past, City Council has limited similar variance requests to only applying to the project at hand and not as a blanket exemption for the entire site. And, because the application did not include a request from density or providing trees in the new islands, staff will ensure these are provided during civil plan review.



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 #: V2015-29 Hearing: 7-8-15 Registrar # 20150461
P215-225

This is a variance/appeal application for:

[] Board of Zoning Appeals

[X] City Council

Owner's Name IDOC MAIN LLC

Address 895 Canton Road, Marietta, GA Zip Code: 30060

Telephone Number: (678) 772-0851 Email Address: bobsnyder@att.net

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant Crescent View Engineering, LLC

Address 1003 Kenmill Drive, Marietta, GA Zip Code: 30060

Telephone Number (678) 324-8410 Email Address: trey@crescentvieweng.com

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

895 Canton Road, Marietta, GA 30060 Date of Acquisition:
16100200130 and 16101500600

Land Lot (s) 1002 District 16 Parcel Acreage 5.3245 Zoned CRC Ward 5B FLU CST

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

Waive the requirement of needing planter islands to separate the 12 maximum parking spaces

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

**IDOC MAIN LLC
895 Canton Road
Marietta, GA 30060**

May 14, 2015

City of Marietta
Board of Zoning Appeals
P.O. Box 609
Marietta, GA 30061-0609

Re: Application for Variance 895 Canton Road

Dear members of the Board of Zoning Appeals:

IDOC MAIN LLC is the owner and landlord for commercial property located at 895 Canton Road, Marietta, GA 30060, which is currently leased to several tenants. The largest of these tenants is Marietta Eye Clinic (MEC), which since 1996 has operated a robust and vibrant ophthalmology business on the property providing necessary and desirable eye care services to residents of Marietta and surrounding areas. To serve the demand for eye care, MEC's business has grown to the point of having inadequate parking. IDOC MAIN has recently purchased an available adjacent parcel and is developing plans for constructing parking on that as well as a project for maximizing parking on 895 Canton Road property. In developing the parking expansion project for MEC, a hardship is created by the zoning requirement of providing one landscape island for each twelve new parking spaces developed. Losing potential parking spaces to landscaping islands creates a shortage of parking for patients, thus creating a hardship on MEC. As such, IDOC MAIN is making application for a variance.

Existing parking spaces provided on the 895 Canton Road parcels exceed the minimum required by the zoning classification. There is currently existing mature landscaping on the property. There is no other land adjacent or nearby which can be acquired for parking expansion since the property is bounded on two sides by Elizabeth Street and Canton Road; and a MEAG Power substation on the third side. IDOC MAIN acquired the land on their fourth side as mentioned previously; such parcel bounded by Church Street.

IDOC MAIN appreciates the board's attention to this important matter, and urges prompt board approval of this variance to waive the requirement for providing landscape islands for every twelve new parking spaces.

Respectfully,



Charles Ho, President

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: June 12, 2015

PUBLIC NOTICE OF REZONINGS, VARIANCES, AND CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests by City Council at their meeting on **Wednesday, July 8, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

V2015-29 [VARIANCE] IDOC MAIN LLC (CRESCENT VIEW ENGINEERING LLC) requesting variances for property located in Land Lots 1002 & 1015, District 16, Parcel 0130, 2nd Section, Marietta, Cobb County, Georgia and being known as 895 Canton Road, currently zoned CRC (Community Retail Commercial). Variance to allow more than 12 parking spaces in a row without a planter island. Ward 5.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is 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.

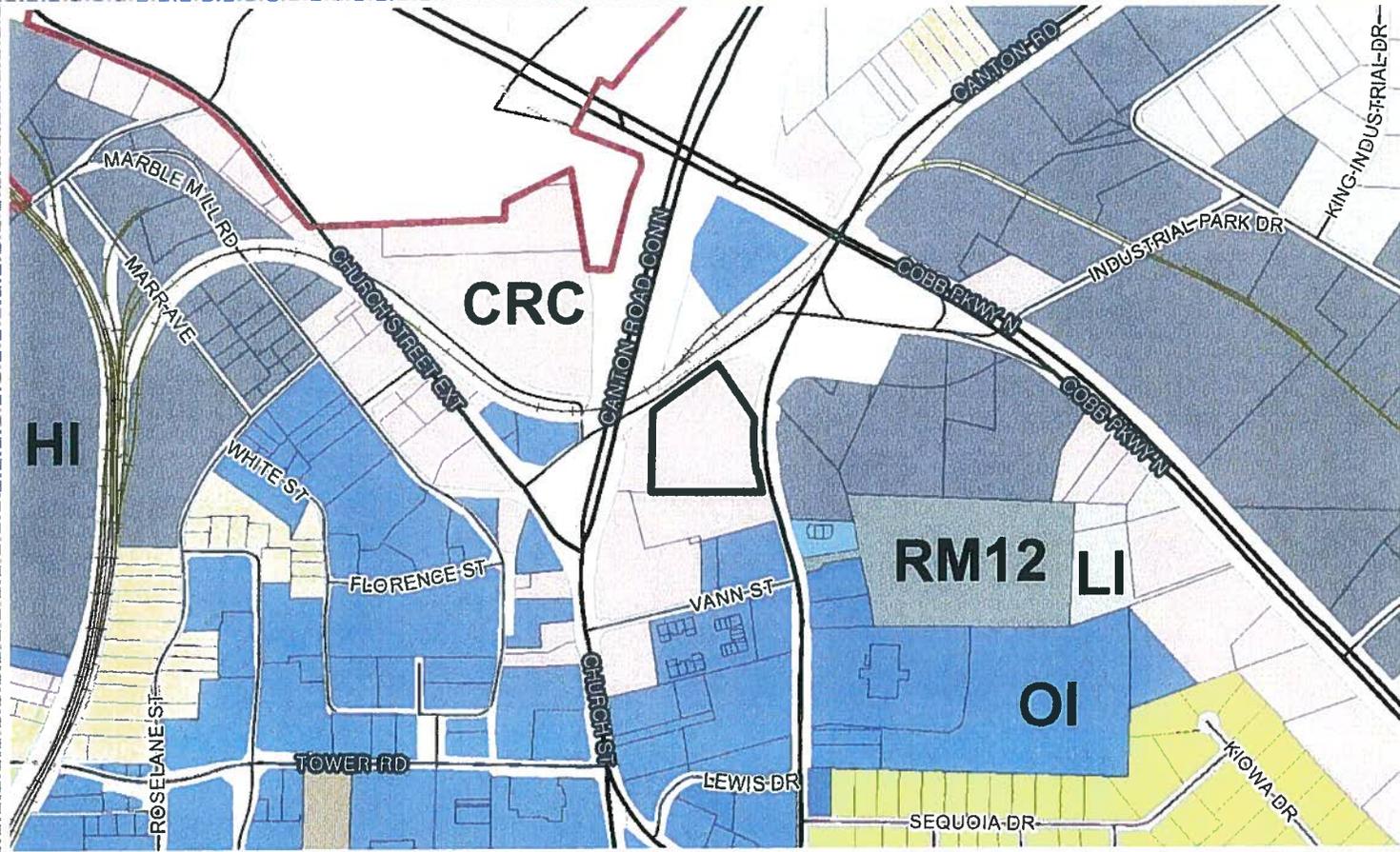
For additional information please call the Planning and Zoning Office (770) 794-5669.

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



Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
895 CANTON RD 100	16100200130	4.114	5B	CRC	CSI

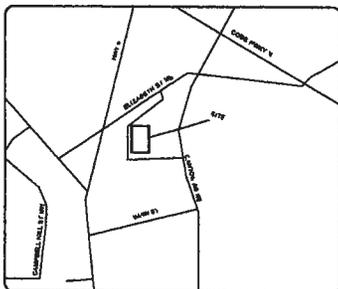
Property Owner:	IDOC MAIN, LLC
Applicant:	Crescent View Engineering, LLC
City Council Hearing Date:	07/08/2015
Acquisition Date:	
Case Number:	V2015-29

Zoning Symbols

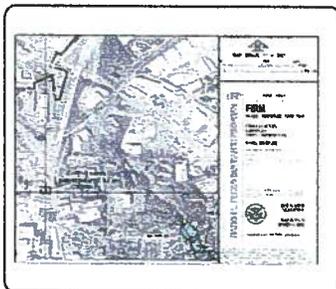
- Refractories
- City Limits
- Cobb County Packets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- HRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- CHR - Office High Rise

City of Marietta Planning & Zoning

24 HOUR EMERGENCY CONTACT: BOB SNYDER 678-772-0851



Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

1. THE SITE CONTAINS: 231,637 SQ. FT / 5.3245 ACRES
2. SITE ADDRESS: 895 CANTON ROAD, MARIETTA, GA 30060
PARCEL ID NUMBER: 18100200130 & 18101800800
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY TERRA MARK DATED SEPTEMBER 12TH, 2014.
5. NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP (FIRM) DATED JANUARY 4, 2013.
6. THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CONSIDERED, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
8. THERE ARE NO KNOWN WETLANDS PER THE FWA INVENTORY WITHIN 200 FT OF THE PROJECT SITE.
9. THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
10. THERE ARE TWO EXISTING ACCESS POINT WHICH WILL NOT BE CHANGED.

Zoning Requirements:

EXISTING ZONING: CMC COMMUNITY RETAIL COMMERCIAL
 MINIMUM LOT AREA: 20,000 SQUARE FEET.
 MINIMUM LOT WIDTH: 100 FEET.
 BUILDING SETBACKS
 FRONT YARD: 35 FT (COLLECTOR) OR 40 FT (ARTERIAL)
 SIDE YARD: (N/A) 25FT, OR (N/A) 15 FT
 REAR YARD: 35 FT
 MAXIMUM FLOOD AREA RATIO: .50
 MAXIMUM IMPERVIOUS SURFACE: 50%

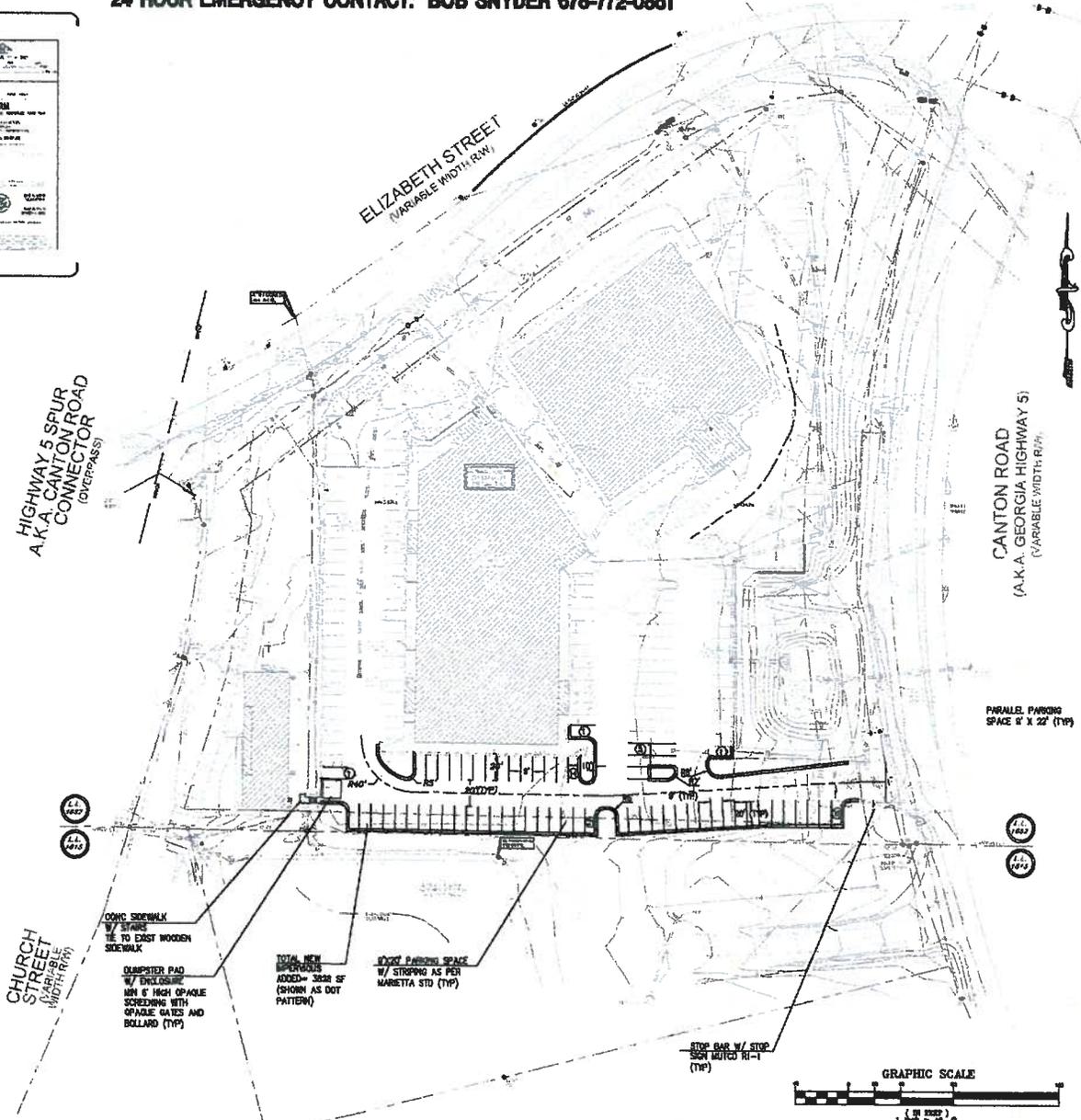
LANDSCAPE AND BUFFER REQUIREMENTS: WHEN A PROPERTY IN THIS DISTRICT DIRECTLY ADJUTS ANY RESIDENTIAL DISTRICT, A 40 FOOT BUFFER SHALL BE ESTABLISHED. (SEE STANDARD SET FORTH IN SECTION 710.05)

Variance Request:

CODE SECTION: PER SECTION 712.08 (0)(A) - THERE SHALL BE 12 MAXIMUM PARKING SPACES IN A ROW SEPARATED BY PLANTER ISLANDS.
 WHEREAS THE EXISTING FACILITY IS AN EYE CLINIC. THE CURRENT PRACTICE HAS IMMEDIATE PARKING FOR THE AMOUNT OF CLIENTAL IT SERVICES. IT IS IMPORTANT FOR THE SITE TO YIELD MAXIMUM PARKING TO AND THE CLIENTAL AS IT IS CURRENTLY HAVING TO PROVIDE VALET SERVICES FOR OFFICE PARKING. THERE IS NO NEW BUILDING EXPANSION PROPOSED AT THIS TIME.
 VARIANCE REQUEST: TO WAIVE THE REQUIREMENT OF 12 MAXIMUM PARKING SPACES IN A ROW SEPARATED BY PLANTER ISLANDS. THIS WOULD ALLOW FOR THE MAXIMUM AMOUNT OF PROPOSED PARKING AS SHOWN ON THIS SHEET.

New Parking Site Data:

NEW IMPERVIOUS ADDED TO SITE= 3282 SQUARE FEET
 NEW PARKING SPACES ADDED TO SITE = 42 SPACES
 EXISTING SPACES REMOVED = 42 SPACES
 NET PARKING SPACES= 33 SPACES



Prepared By:
**CRESCENT VIEW
 ENGINEERING, LLC**
 Marietta, GA 30060
 www.crescentvieweng.com

Prepared For:
**Bob Snyder
 Gibraltar Engineering**
 1778 Champlin Center
 Powell, OH 43067

Variance Plan

DATE	SCALE	AS SHOWN	BY	CREATED	BY



Site Plans For
Marietta Eye Clinic
 895 Canton Road
 Land Lot 1002, 16th District, 2nd Section
 City of Marietta, Georgia

Sheet No.
C-1