

PICTURES



772 Allgood Road



Front Parking



Accessory Structures in the back of the subject property

Recommended Action:

Approval, with stipulations for variance #1/Denial variance #2. The owners, Danial A. & Shanila Kurashi, are requesting a variance to allow gravel as a surface for parking and a variance to reduce the setbacks for accessory structures – a garage and storage shed – on the property at 772 Allgood Road. The requested variances would allow the gravel to remain on the subject property and allow its accessory structures within its setbacks. The subject property is zoned NRC (Neighborhood Retail Commercial), and is located on Allgood Road – a collector road – heavily traveled by trucks from the nearby industrial park. Surrounding the subject property there is a mix of zoning classifications, the adjacent property to the north is zoned NRC, the adjacent property to the south is zoned OI (Office Institutional); and the property to the west, across Allgood Road is also zoned OI. Furthermore, the adjacent property to the east is zoned R-4 (Single Family Residential – 4 units/acre).

Variance #1

Section 716.08 (B) of the Zoning Ordinance states that only concrete, asphalt, or brick may be used to accommodate vehicles up to 8,000 pounds. Mr. Kurashi has stated that when he purchased the property in March 2011, it was covered with gravel, but was so overgrown with vegetation that the gravel was not visible from the street (or from the aerial photographs that City Staff used to identify this issue).

In order to improve the property, he cut the weeds growing through the existing gravel and added another layer for aesthetics and to improve the drainage. However, in doing so, he also added gravel to an area within the front yard that did not have gravel before. In the front yard area, the gravel now extends up to the driveway entrance, which increases the occurrence of tracking the gravel on to Allgood Road.

The Board of Zoning Appeals has approved similar cases to allow gravel within parking areas, as listed below:

<u>Case #</u>	<u>Address</u>	<u>Zoning</u>
• V2014-26	- 336 Whitlock Ave	R-3
• V2013-13	- 405 Saint Mary's Ln	R-2
• V2013-08	- 33 Garrison Rd	OIT
• V2008-17	- 1018 Powder Springs St	R-2
• V2001-03	- 1551 West Oak Dr	CRC
• V2001-01	- 279 Washington Ave	OI
• V2000-31	- 2068 Airport Ind Park Dr	LI
• V-98029	- 424 Glover St	LI
• V-98023	- Dickson Rd	LI
• V-96042	- 2032 Airport Ct	LI
• V-95052	- 1014 Industrial Park Dr	LI

In some of the cases, the purpose was to allow gravel or slate for residential driveways; and the purpose for the others was to allow a gravel area for storage and light vehicle traffic.

Variance #2

The other variance request is in regards to Section 708.15 (F.1) of the Zoning Ordinance, which states that accessory structures shall be set at least 10 feet from the side and rear lot lines. Mr. Kurashi has two buildings – a garage and a storage shed – in the rear yard area, and although he did get building permits approved for the accessory structures in 2011, the buildings were placed within the building set back lines. Mr. Kurashi has stated that he intended for the buildings to be at least 10 feet from the lot lines, but he did not have a proper survey, so he may have incorrectly located them on the property.

In regards to variance #1, although there was existing gravel in the rear yard area, the property owner expanded the gravel into the front yard that is used as the driveway and for parking. This situation increases the occurrence of gravel out into the City street, and therefore ***Staff recommends approval with the stipulation that all of the gravel in the front parking area must be removed and that area must be paved in compliance with all City regulations.***

In regards to variance #2, the property owner failed to ascertain the location of his rear property line before placing the accessory structures in the rear yard area. Due to this oversight, the buildings appear to be located closer than 10 feet from the rear property line. Because there is no hardship other than an error made by the property owner, ***Staff recommends denial of the requested variance.***

Sessoms, Beth

From: Blanton, Amanda <ABlanton@cobbchamber.org>
Sent: Monday, September 14, 2015 3:44 PM
Subject: Atlanta Metropolitan Export Plan Team

ACTION ITEM: JOIN the Atlanta Metropolitan Export Plan (MEP) team to learn more about the program, how your companies can apply for the export assistance grant from JPMorgan Chase, and answer your questions.

When: Monday, October 12 @ Noon

Where: Woodstock – Location TBD

Cost: This meeting is complimentary

Expectations: Learn, ask questions, have lunch

RSVP: Jen Yun at jyun@macoc.com by **Monday, October 5**

International trade is a vital component of economic development in Georgia. In today's innovation economy, it is critical for our small and medium-sized companies to be prepared with the knowledge, tools, and resources to succeed in global business. Already, 95 percent of the world's consumers are located outside the United States.

By 2030, the global middle class consumption will exceed \$35 trillion. This is good news for American businesses because consumers around the world recognize the quality and craftsmanship of American-made products and services. In 2014, our region did \$26.6 B in international sales and with every additional \$1B in international sales, we have the ability to create as many as 5,800 new jobs in metro Atlanta.

Our first step is the Atlanta Metropolitan Export Plan (MEP), a new initiative to boost economic growth in metro Atlanta by strengthening companies and creating quality jobs through exports. Metro Atlanta is uniquely positioned to grow through exports, given its global connectivity and growing international diversity. However, exports only make up 9 percent of our regional economy, so Atlanta MEP is a perfect opportunity to leverage the role that small- and medium-sized businesses (SMBs) play in the growth of our economy.

Atlanta MEP is a regional collaborative effort between GDECD, City of Atlanta, the US Export Assistance Center, JPMorgan Chase, UPS, metro Atlanta regional economic development partners, and the Metro Atlanta Chamber. It is one more example of how we come together to help grow our companies and our region's economy.

Our partners at JPMorgan Chase made a big announcement regarding a \$300,000 grant they have awarded Atlanta MEP. This award will make possible an export challenge that will award \$200,000 in cash prizes to companies in your community to help build their export capacity and activities.

If you cannot attend, please check out the new web portal, <http://www.atlantaexportportal.com/>

- a. You can now track progress of the MEP
- b. You also can download a copy of export report

Thanks and please let me know if you have any questions.

Kind regard,

Amanda

Amanda Blanton | Cobb Chamber
Director, Economic Development

p: 770.859.2336 | f: 770.690.4036
P.O. Box 671868 | Marietta, GA 30006-0032 USA
Physical: 240 Interstate North Pkwy | Atlanta, GA 30339 USA
www.selectcobb.net





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 #: V2015-43 Hearing: 9-28-15 Registrar # _____

This is a variance/appeal application for:

Board of Zoning Appeals

City Council

Owner's Name KURASHI DANIALA. and SHANILA

Address 1857 ANMORE XING, Kennesaw GA Zip Code: 30152

Telephone Number: 678 214 5230 Email Address: _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant _____

Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

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

772 ALLGOOD RD Date of Acquisition: _____ GA

Land Lot (s) 10710 District 16 Parcel 0250 Acreage 0.28 Zoned NRC Ward 5B FLU RAC
314

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

708.15 (F.1) Accessory setbacks (2)
716.08 (B) Parking Pavement material

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

Variance in regard to the property on 772 Allgood Rd Marietta Ga 30062,

We would like to bring to your kind attention that we purchased the property back in March 2011 as foreclosure. The front and the backyard were covered with gravel done by the previous owner. Since it was sitting unattended for quite some time before we purchased it, weeds/grass covered most of the gravel.

We added another layer of gravel on top of the existing, for drainage purposes, as the lot is lower than the street level. We had no idea that we needed to apply for anything from the city. Only in the front we extended the gravel path (11 ft x 30ft) for the purposes of turning vehicles.

As far as the buildings in the back:

- The metal building (garage) and storage shed were installed with permit and later inspected and approved (copies attached)

Thank you and counting on your cooperation.

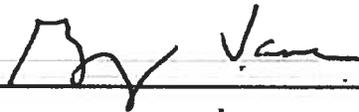
Sincerely,

Danial and Shanila Kurashi

To whom it may concern,

I'm the next door neighbor of Danial Kurashi at 772 Allgood rd in Marietta. His backyard is clearly visible from my property as it is my business place. The front driveway and backyard always had gravel many years before Mr. Kurashi purchased the property back in 2011. If I can be on any further assistance to the matter, Please feel free to call me 770-419-9358

thanks,



Gregory Vance
The Clay Market



City of Marietta

205 Lawrence Street
Marietta, Georgia 30060
(770) 794-5659

PERMIT

CERTIFICATE OF COMPLETION CITY OF MARIETTA

Building Inspection Division

Fire Prevention Bureau

Location of Building: 772 ALLGOOD RD

2006 IBC

Major Occupancy:

Construction type:

Building Height:

Ground Floor Area:

Sprinklered: NO

I certify that the work described in permit # 11-00000829 has been inspected and has been completed satisfactorily and in compliance with the applicable codes in the City of Marietta.

In addition to the major occupancy, the building is approved for:

The maximum number of persons permitted to occupy each floor is:

The maximum permissible live load on each floor is: *50 p.s.f.*

For permitted work only.

Date 11-9-11

Alan J. Smith
Inspector of Buildings

Date 1-19-12

J. D. Ware
Fire Marshal



VOICE PERMITS SYSTEM (770) 794-8975
MUST BE POSTED ON JOB SITE
 INSPECTION RECORD
 CITY OF MARIETTA

PERMIT NUMBER 11-829

PERMIT DATE 04-28-11

Call for Inspections during these hours only - 7:30a.m. to 8:30a.m. - 1:00p.m. to 1:30p.m. - 4:00p.m. to 4:30p.m.

Building Inspectors:

Residential/Commercial
794-5652/794-5657

Heating/Plumbing Inspector
794-5656/794-5654

Electrical Inspector/Erosion Inspector
794-5647/794-5653

Fire Inspector
794-5466

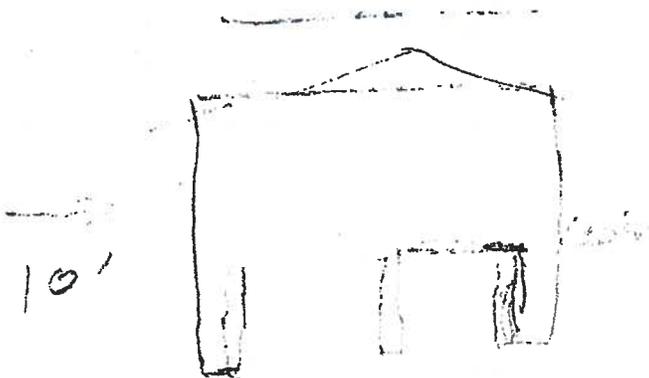
Owner: Danial Kurashi Subdivision: _____ Lot # _____ Suite # _____

Builder: _____ Building Address: _____

Project Address: 772 Allgood Rd

	Sign Off	Remarks	INSPECTION DATE
Building			Footing Inspection
Building			Slab Inspection
Electrical			Rough Inspection
Plumbing			Rough Inspection
Heating			Rough Inspection
Building			Framing Inspection
Fire			Final Inspection
Building			Final Inspection

All Erosion & Sediment Control measures has to be in place at all times during construction.

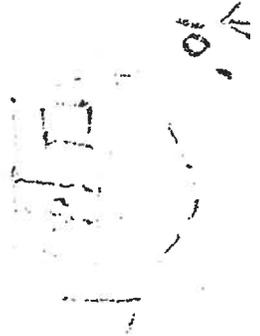


22' WIDE
 21' Deep
 9 Height
 462 sq ft.
 Metal structure

Every effort has been made to review these plans for strict compliance with city and state fire codes. However, the contractor or owner shall remain responsible for compliance of any code violations discovered subsequent to the plan review.

To Comply with: **N.F.P.A. 101**
Life Safety Code 2000 Edition
 Chapter 42

Signed [Signature] Date 4/28/11
 Bureau of Fire Prevention
 Marietta Fire Department



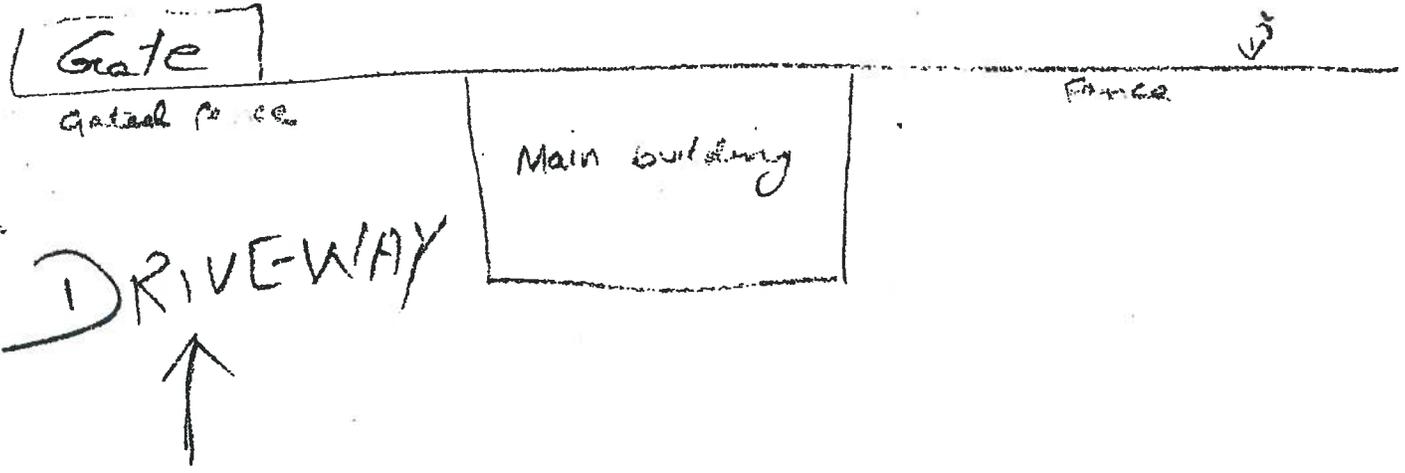
Call for
 an 80% and a 100%
 Inspection

CRUSHED STONE
 GRAVEL

STORAGE
 12x12'
 144 sq ft.
 wood frame
 40' x 11' x 10'

Comply with
 State of Georgia
 Accessibility Code
 120 - 3 - 20

Notes:
 This is for storage
ONLY. Cannot be
 occupied without
 bathroom, power
 heat - Storage Only.



TO: Marietta Daily Journal
FROM: City of Marietta
RUN DATE: September 11, 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, September 28, 2015 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2015-43 [VARIANCE] DANIAL A. & SHANILA KURASHI is requesting variances for property located in Land Lot 1071, District 16, Parcel 0250, 2nd Section, Marietta, Cobb County, Georgia and being known as 772 Allgood Road. Variance to allow gravel as the surface for parking; variance to reduce the setbacks for an accessory structure. Ward 6A.

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.

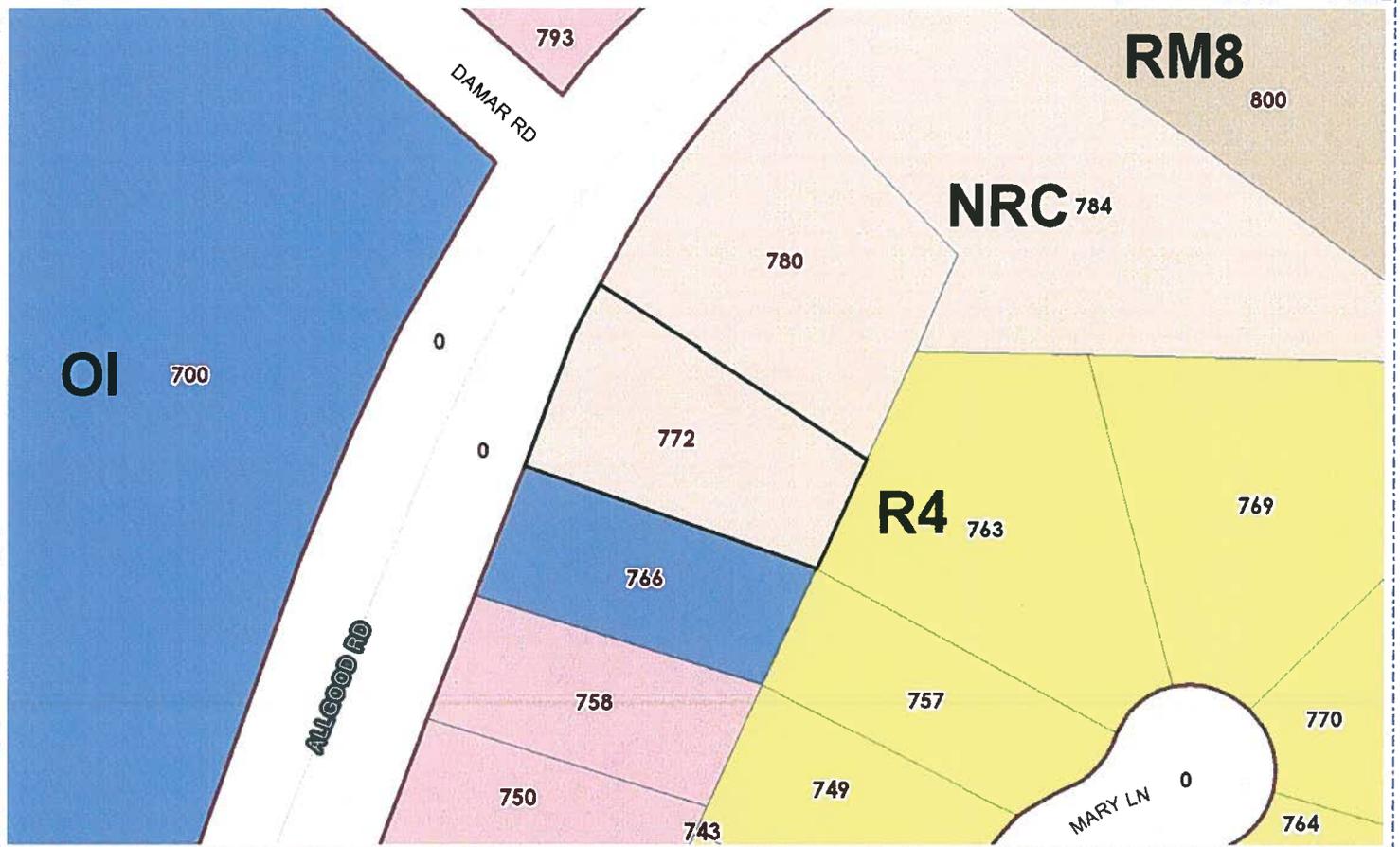
For additional information please call the Planning and Zoning Office (770) 794-5669.

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



Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
772 ALLGOOD RD	16107100250	0.314	6A	NRC	RAC

Property Owner:	Danial & Shanila Kurashi
Applicant:	
BZA Hearing Date:	09/28/2015
Acquisition Date:	
Case Number:	V2015-43

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- 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
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- I - 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
- OHR - Office High Rise

City of Marietta Planning & Zoning



Google Allgood Rd NE



Marietta, Georgia

Street View - Apr 2015

Extended gravel portion
in red dotted lines 11'x33'



Google Allgood Rd NE



Marietta, Georgia
Street View - Feb 2008

Gravel shown in rear
from different angle.



Google Allgood Rd NE



Marietta, Georgia

Street View - Feb 2008

Gravel shown behind the gates in the rear yard prior to our purchase.