

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: DRB on June 3rd and BZA on June 17th

TYPE OF REVIEW: FINAL COURTESY CASE # _____

PROJECT INFORMATION

PROJECT NAME: 15925 Birmingham Hwy

PROJECT ADDRESS: 15925 Birmingham Hwy, Milton, Ga 30004

OVERLAY/FORM BASED CODE: _____

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NO

PROJECT TYPE (CHECK ONE):
SITE/LANDSCAPE _____
BUILDING _____
SALES TRAILER _____
DEMOLITION _____
ZONING/USE PERMIT/VARIANCE
OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Requesting a variance to allow for reduced front yard setback of 11.6 feet.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Asghar (Oscar) Pourshiravi

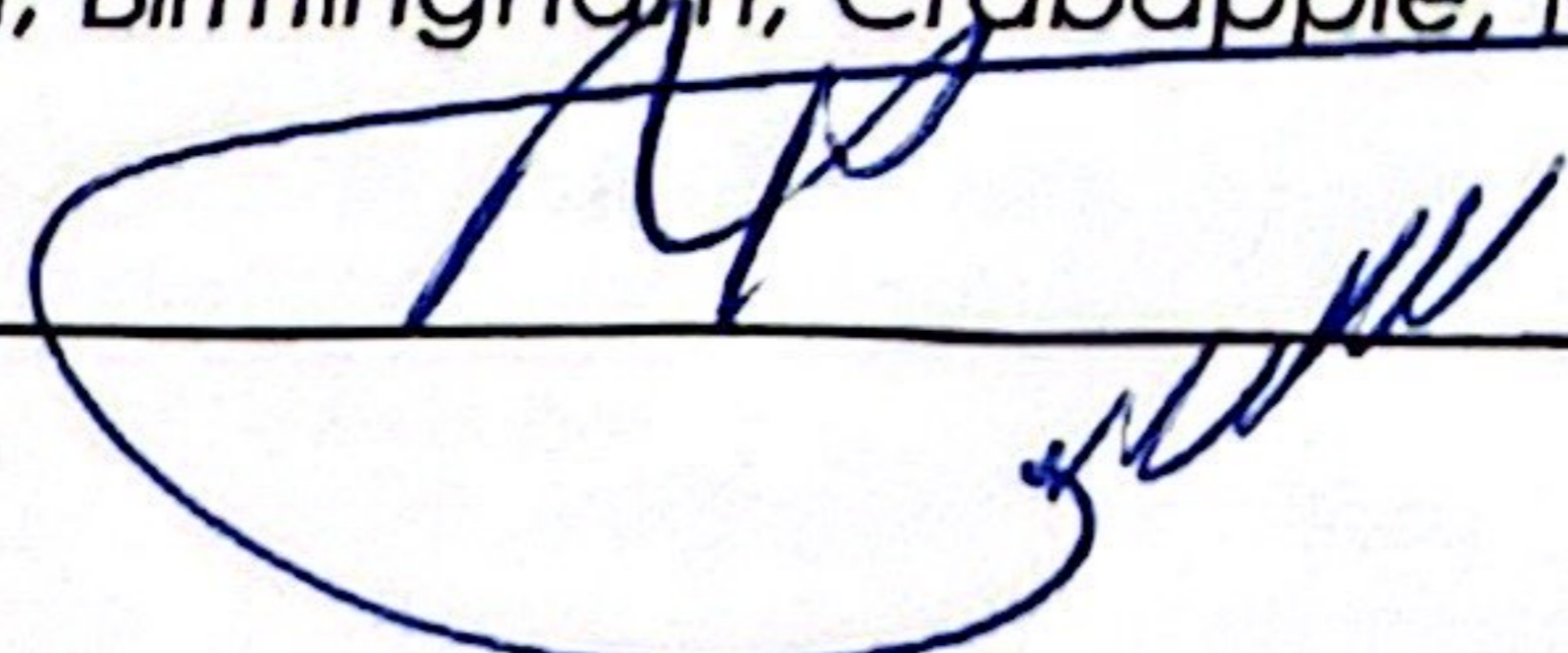
COMPANY: DMD Engineering & Construction Inc.

ADDRESS: 8343 Roswell Rd. #410 Sandy Springs, Ga 30350

PHONE: 770-616-0019 FAX: _____

EMAIL: a.pourshiravi@dmdengineeringinc.com

APPLICANT'S SIGNATURE: To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on June 3rd, 2025, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)

Applicant:  Date 5/21/2025

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE

2006 Heritage Walk, Milton, GA 30004 | 678.242.2500 | facebook.com/thecityofmiltonga | info@miltonga.gov | www.miltonga.gov



VARIANCE COURTESY REVIEW (6D)

Applicant: Asghar Pourshiravi

Address: 15925 Birmingham Highway

MILTON

ESTABLISHED 2006



VARIANCE COURTESY REVIEW (6D)

Variance Request:

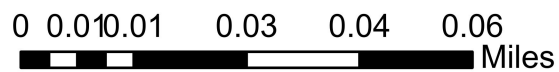
- **Sec. 3.1.4, Accessory Structure Setbacks - Unified Development Code.** To allow a proposed detached garage accessory structure to be located in front of the existing single-family home.



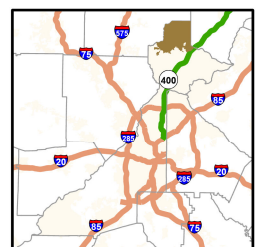
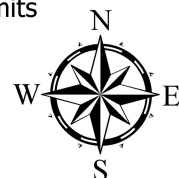


V25-15
15925 Birmingham Highway

City of Milton
2025



-  Subject Site
-  Parcels
- City Limits



GENERAL NOTES

1. ALL PROPERTY LINES, ZONING, SETBACKS, MINIMUM FINISHED FLOOR ELEVATIONS, RIGHTS OF WAY, AND EASEMENTS SHOWN HEREON PER BOUNDARY SURVEY FOR KHUSHBU MODI, PREPARED BY MITCHELL SURVEYING & CONSULTING, LLC, DATED 12/15/2024.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. THIS PLAN IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 193,812 FEET.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF MILTON, GEORGIA, (COMMUNITY-PANEL NUMBER 13121 CO015G DATED JUNE 19, 2020), ALL OF THE SUBJECT LOT LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

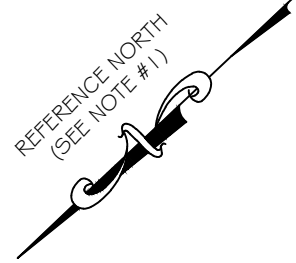
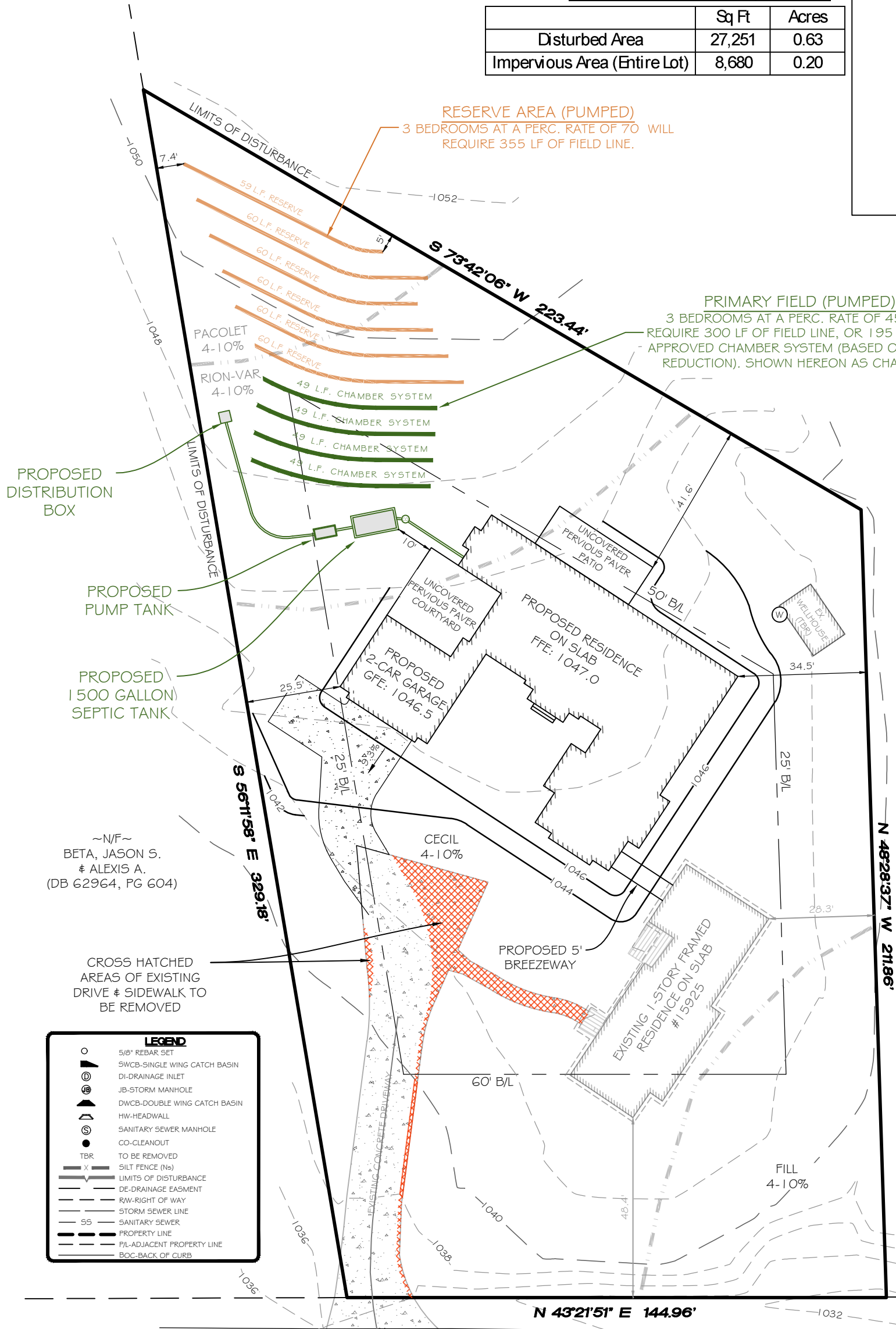
LOT COVERAGE	
Description	Area (sf)
Existing Improvements	3814
Proposed Improvements	4866
Percentage of Parcel	19.93%

	Sq Ft	Acres
Disturbed Area	27,251	0.63
Impervious Area (Entire Lot)	8,680	0.20

24-HOUR CONTACT
OSCAR POURSHIRAVI
A.POURSHIRAVI@DMDENGINEERINGINC.COM
2475 NORTHWINDS PKWY, SUITE 200
ALPHARETTA, GA 30009
770-616-0019

SITE ADDRESS:
15925 BIRMINGHAM HWY
FULTON COUNTY, GA
PARCEL # 22 405003410508
AREA: 43,561 SQ. FT 1.00 ACRES

ZONING INFORMATION:
ZONED AG-1
Front setback 60'
Side setback - 25'
Rear setback 50'
Minimum lot size 1 acre



LEGEND

○	5/8" REBAR SET
◐	SWCB-SINGLE WING CATCH BASIN
⊙	DI-DRAINAGE INLET
⊕	JB-STORM MANHOLE
⊖	DWCB-DOUBLE WING CATCH BASIN
⊗	HW-HEADWALL
⊘	SANITARY SEWER MANHOLE
⊙	CO-CLEANOUT
⊙	TBR TO BE REMOVED
⊙	SILT FENCE (Ns)
---	LIMITS OF DISTURBANCE
---	DE-DRAINAGE EASEMENT
---	R/W-RIGHT OF WAY
---	STORM SEWER LINE
---	SANITARY SEWER
---	PROPERTY LINE
---	P/L-ADJACENT PROPERTY LINE
---	BOC-BACK OF CURB

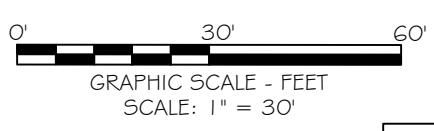


GEORGIA HIGHWAY 372
(AKA BIRMINGHAM HIGHWAY)
(40' R/W)

REVISIONS	
DATE	DESCRIPTION

VARIANCE SITE PLAN FOR:
15925 BIRMINGHAM HWY
LAND LOT: 341
22ND DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2/07/2025
DRAWN BY: RS
CHECKED BY: FAA

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390



Letter of Intent for Setback Variance Request

Property Address: 15925 Birmingham Hwy, Milton, GA 30004

April 29, 2025

Dear Members of the City of Milton Planning and Zoning Division,

I, Khushbu Modi, am writing to formally request a variance for the front yard setback requirement for my property located at 15925 Birmingham Hwy, Milton, GA 30004. The property is currently subject to a 60-foot front yard setback per zoning regulations. I am requesting a variance to allow for a reduced front yard setback of 11.6 feet. I have outlined the proposed variance appeal as below:

1. The grant of the variance will not be detrimental to the public health, safety or welfare of the residents of the city of Milton, or injurious to the property or improvements.

The proposed reduction in the front setback will not negatively impact the public welfare. Adequate spacing will be maintained to ensure visibility and accessibility from the main street (Birmingham Hwy). The proposed design will complement the existing streetscape without interfering with neighboring properties and public utilities.

2. The variance request is based on conditions that are
 - a. Unique to the subject property:

We are in the process of constructing a new construction house and plan to retain the existing house as accessory/retirement home for my migrant, aging parents as their retirement home. We plan to abide by the city of Milton code to connect the new and existing homes with a breezeway, so the structures appear as a single-unit home. This approval not only optimizes land use but also helps create a more connected environment for my aging parents. The shape of the lot presents challenges in meeting the standard setback requirements while we aim to design a functional and valuable home.

- b. Not a result of the subject property owner's or applicant's actions:

The challenges posed by the existing conditions are inherent to the property and were not created by any actions taken by me as the property owner. The existing house on the lot that I wish to retain, did not meet setback requirements when I purchased the property in March 2018. It was built in the 1980s and I am unaware of

the city codes back then. The outhouse that sits at the rear is primarily being used as a Well house secondary to lack of safety features.

3. Considering the conditions, shape, size and orientation and/or topographic conditions, a strict application of requirements of this zoning ordinance would deprive the property owner of privileges enjoyed by other similarly situated property owners.

Strict setback requirements would severely limit the usable space on the lot, hindering the ability to develop and enhance the new and existing structures. The proposed development may differ from adjacent properties; however, it will prove to be an upgrade to the area by introducing two functional homes with modern farmhouse appeal and continue to be compliant with the city's code. The property owner and the applicant/builder plan to enhance the curb appeal to the existing home, thereby adding value to the neighborhood's overall character and fair market price point.

4. The requirement of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience. As a soon-to be single mother, my parents are the primary caretakers of my two growing boys while I continue to serve the community as an Anesthesia provider to the nearby community hospital and their father serving as the local UPS store owner. I am my parents' only child and their legal medical power of attorney. The variance limitations and inability to build two houses as a one single unit would impede the inter-reliability of caregivers' needs and result in practical difficulty that is not self-imposed.

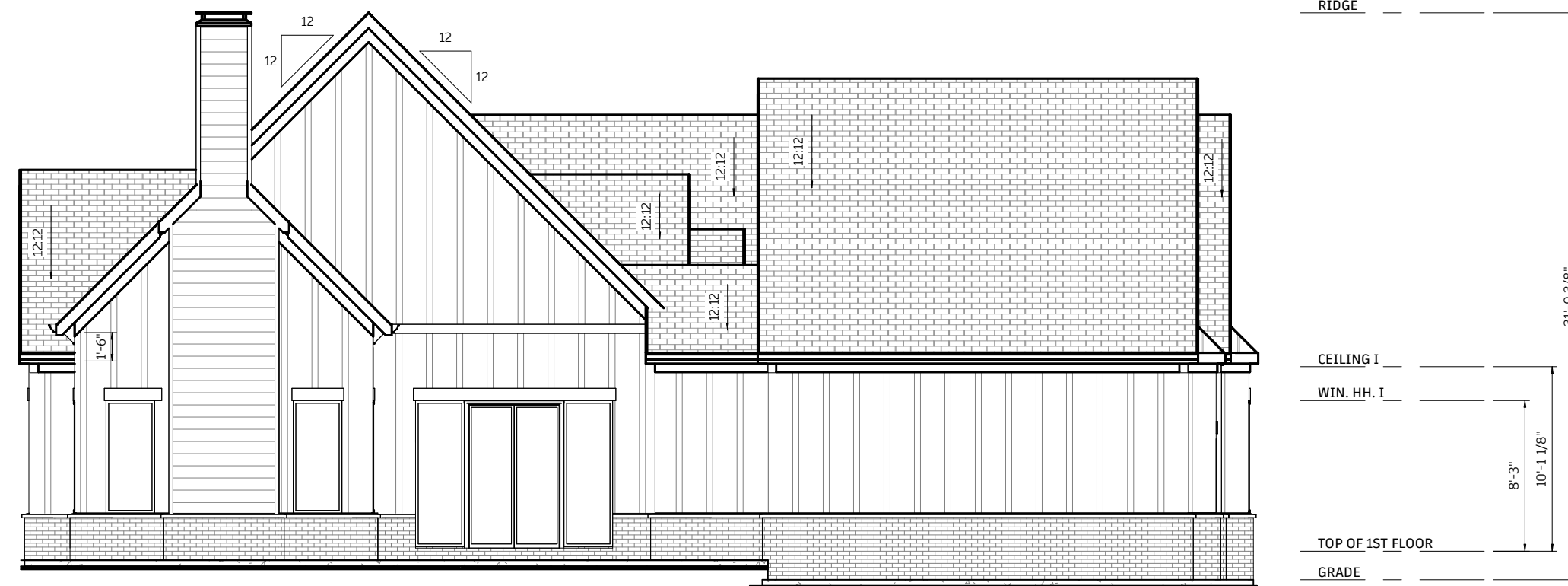
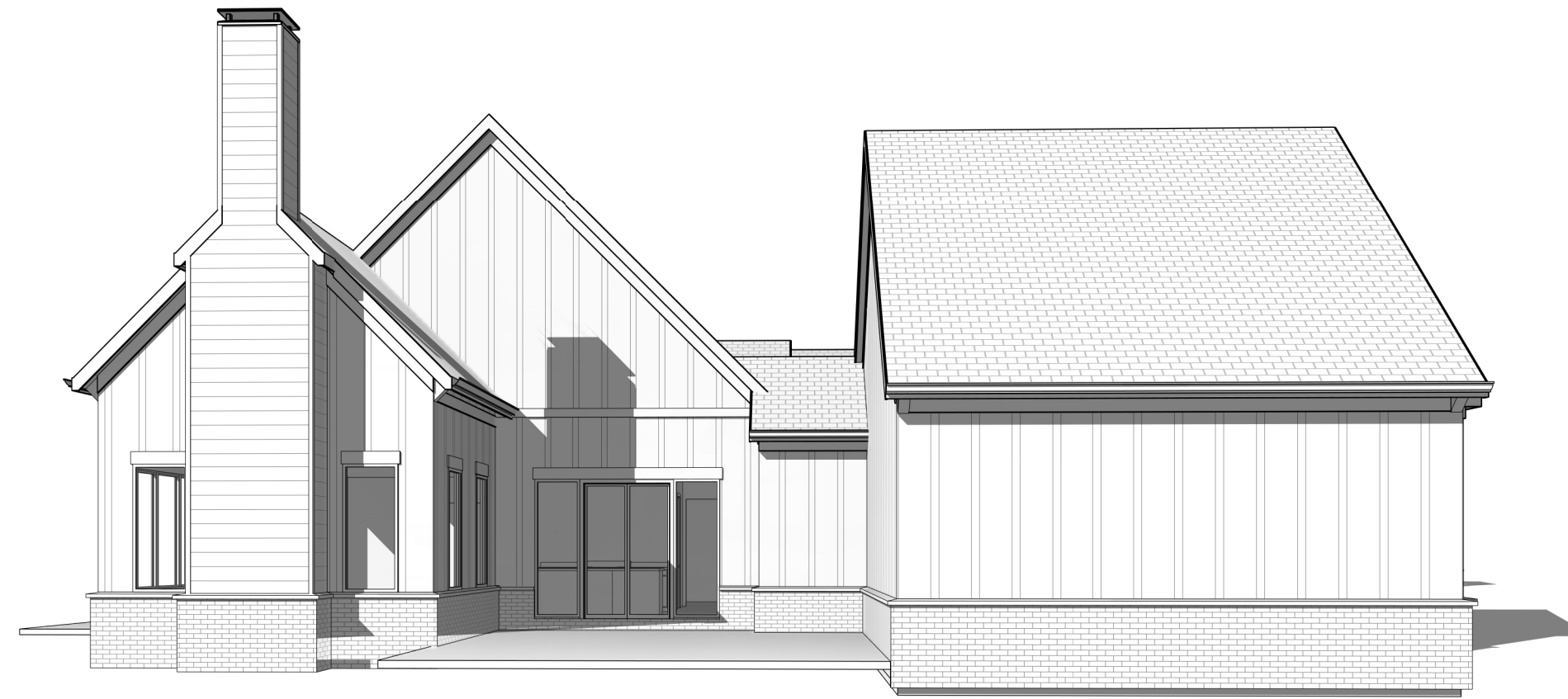
In summary, the requested setback variance is necessary to address unique site conditions and ensure equitable development consistent with the neighborhood's evolving character.

I am thankful to the committee for considering my appeal. I am more than happy and willing to provide additional information, revised designs, renderings and/or address any questions the planning and zoning division may have.

Sincerely,

Khushbu Modi.



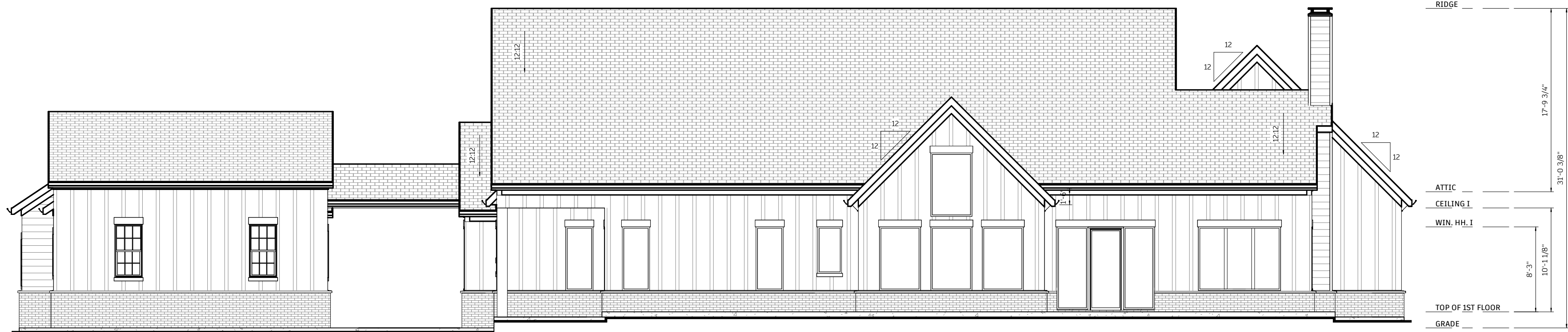


LEFT ELEVATION
1/8" = 1'-0"

15925 Birmingham HWY

REV:01/30/2025 SC: 1/8" = 1'-0" **A-1b**

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EXISTING HOUSE

REAR ELEVATION
1/8" = 1'-0"

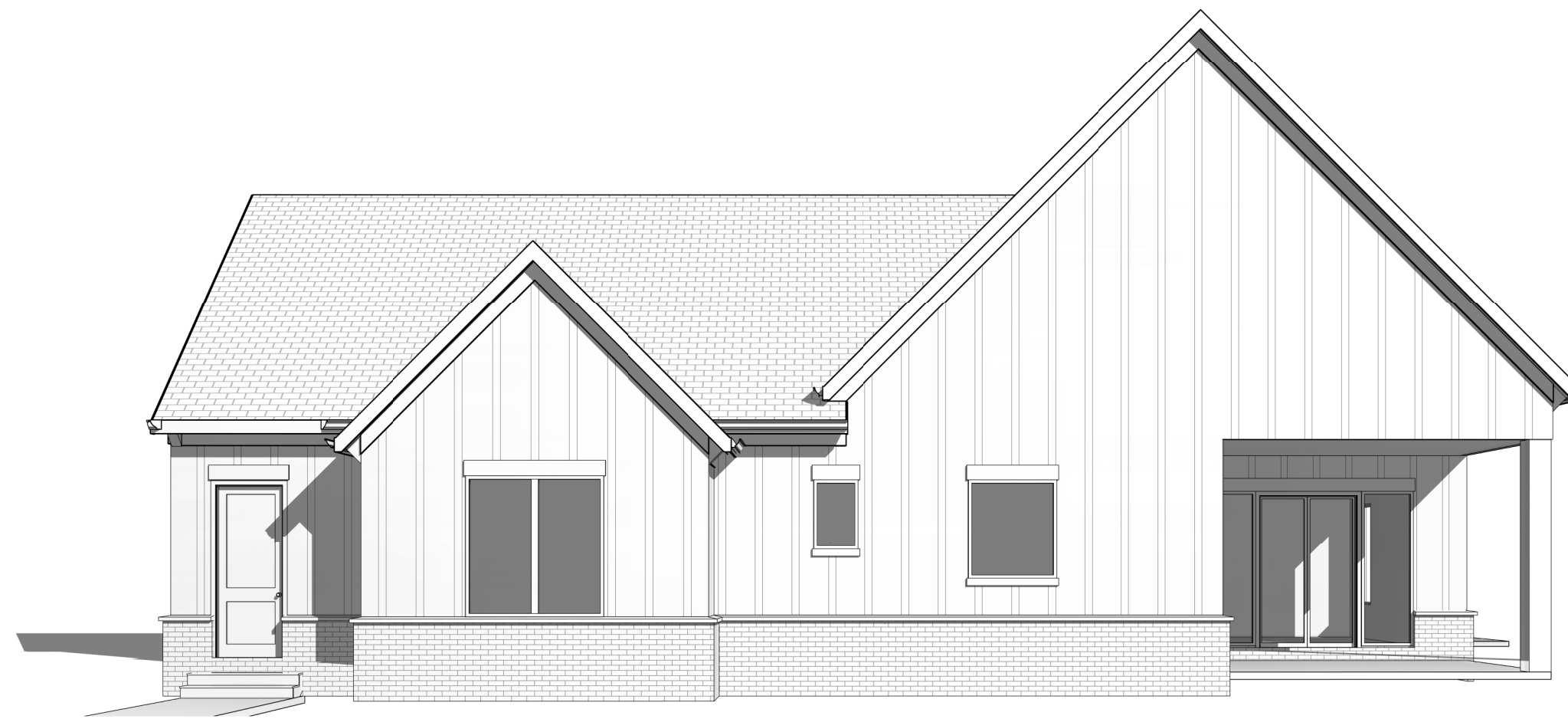
RIDGE
17'-9 3/4"
31'-0 3/8"
ATTIC
CEILING 1
WIN. HH. 1
8'-3"
10'-1 1/8"
TOP OF 1ST FLOOR
GRADE

15925 Birmingham HWY

REV:01/30/2025 SC: 1/8" = 1'-0" A-1c

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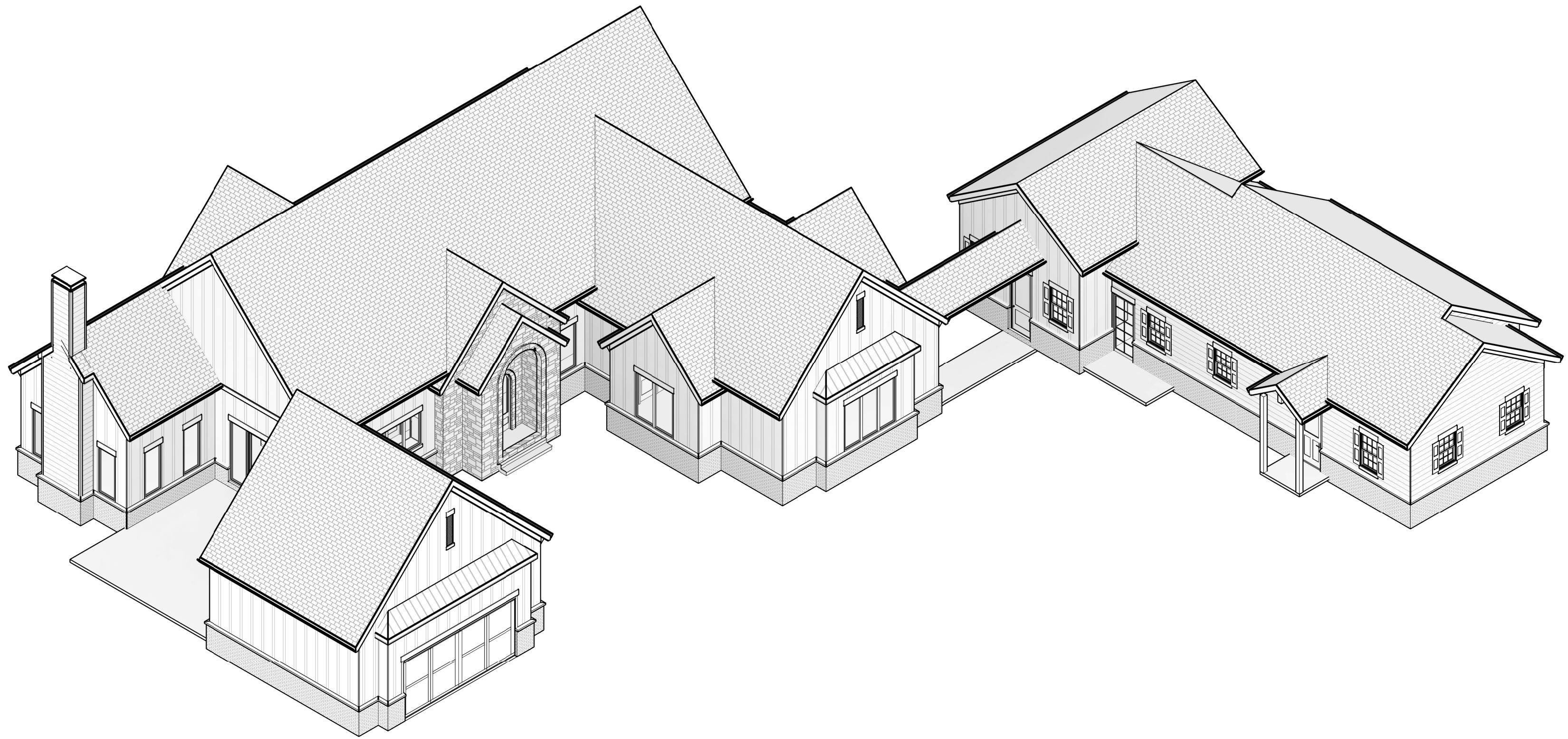


RIGHT ELEVATION
1/8" = 1'-0"

15925 Birmingham HWY

REV:01/30/2025 SC: 1/8" = 1'-0" A-1d

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FRONT-LEFT

15925 Birmingham HWY

REV:01/30/2025 SC:

A-7a

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FRONT-RIGHT

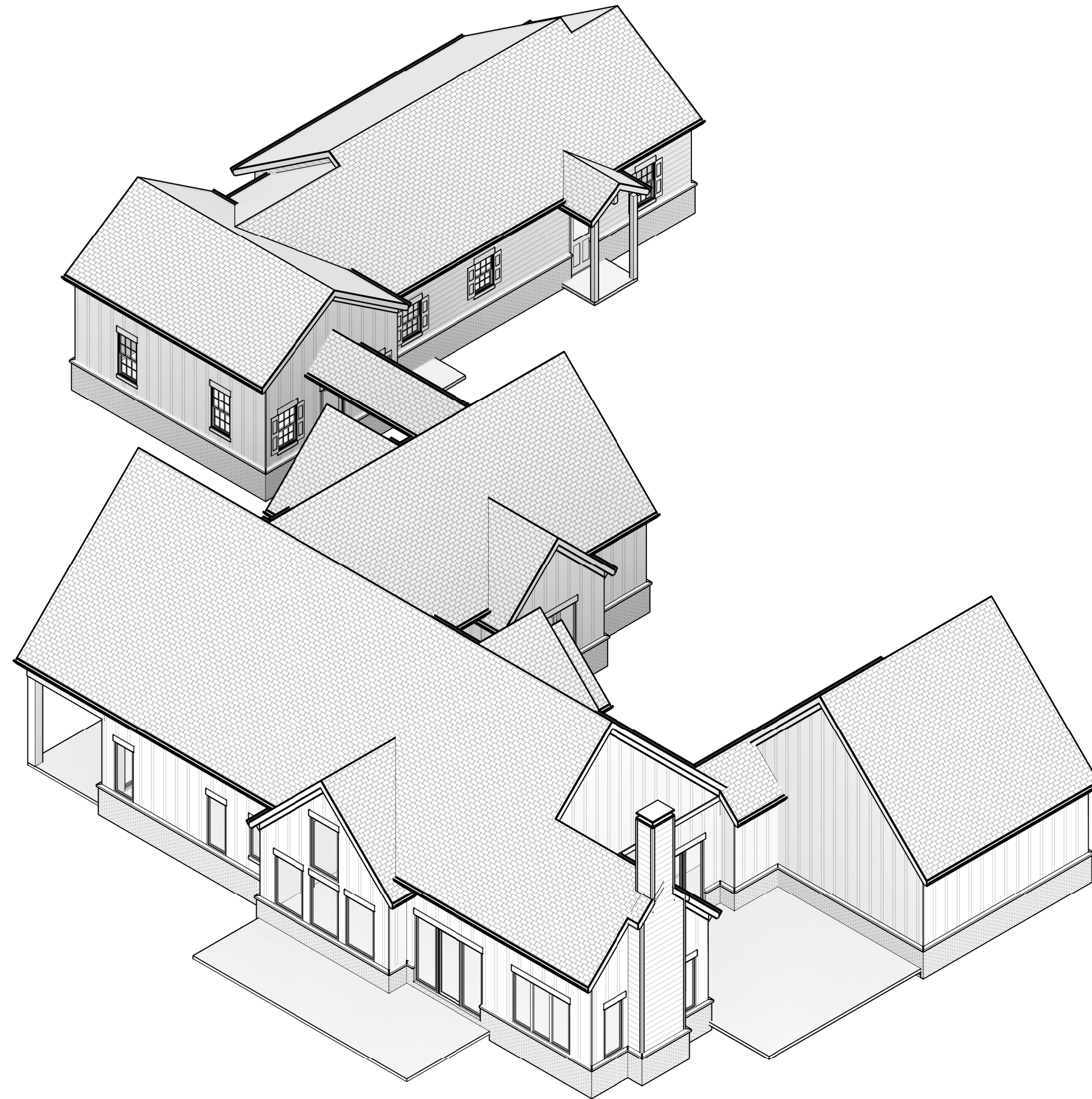
15925 Birmingham HWY

REV:01/30/2025 SC:

A-7b

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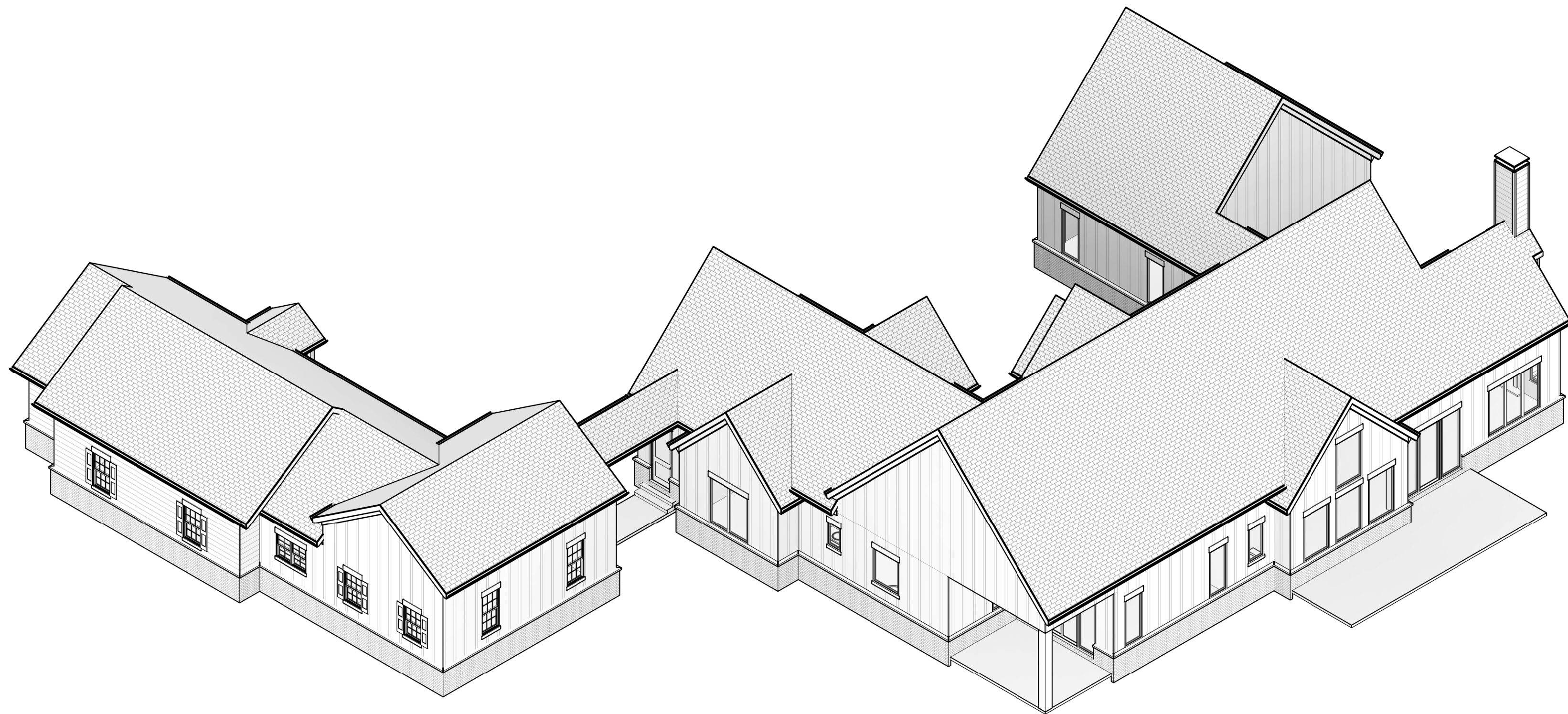
REAR-LEFT

15925 Birmingham HWY

REV:01/30/2025 SC:

A-7c

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REAR-RIGHT

15925 Birmingham HWY

REV:01/30/2025 SC:

A-7d

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