

APPLICANT: Faith Lutheran Church of Cobb County, Inc. **PETITION NO.:** V-34
PHONE: 404-732-7003 **DATE OF HEARING:** 05-13-09
REPRESENTATIVE: Robert C. Bissell **PRESENT ZONING:** R-20
PHONE: 404-732-7003 **LAND LOT(S):** 1244, 1245
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 16
Lower Roswell Road, west of Holt Road **SIZE OF TRACT:** 4.9 Acres
(2111 Lower Roswell Road). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the required 35 foot landscape screening buffer adjacent to the northwest property line.

COMMENTS

TRAFFIC: Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the Lower Roswell Road (west) project.

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: Grading for the proposed play area must include a perimeter swale to direct all runoff into existing adjacent detention pond.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: City of Marietta Service Area.

SEWER: City of Marietta Service Area.

OPPOSITION: NO. OPPOSED **PETITION NO.** _____ **SPOKESMAN** _____

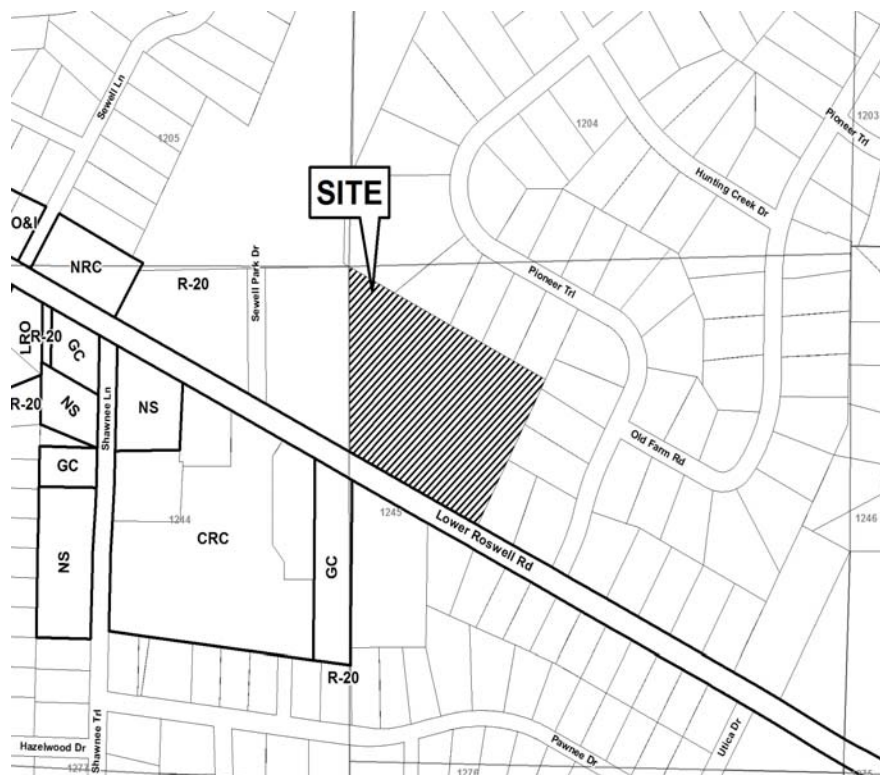
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

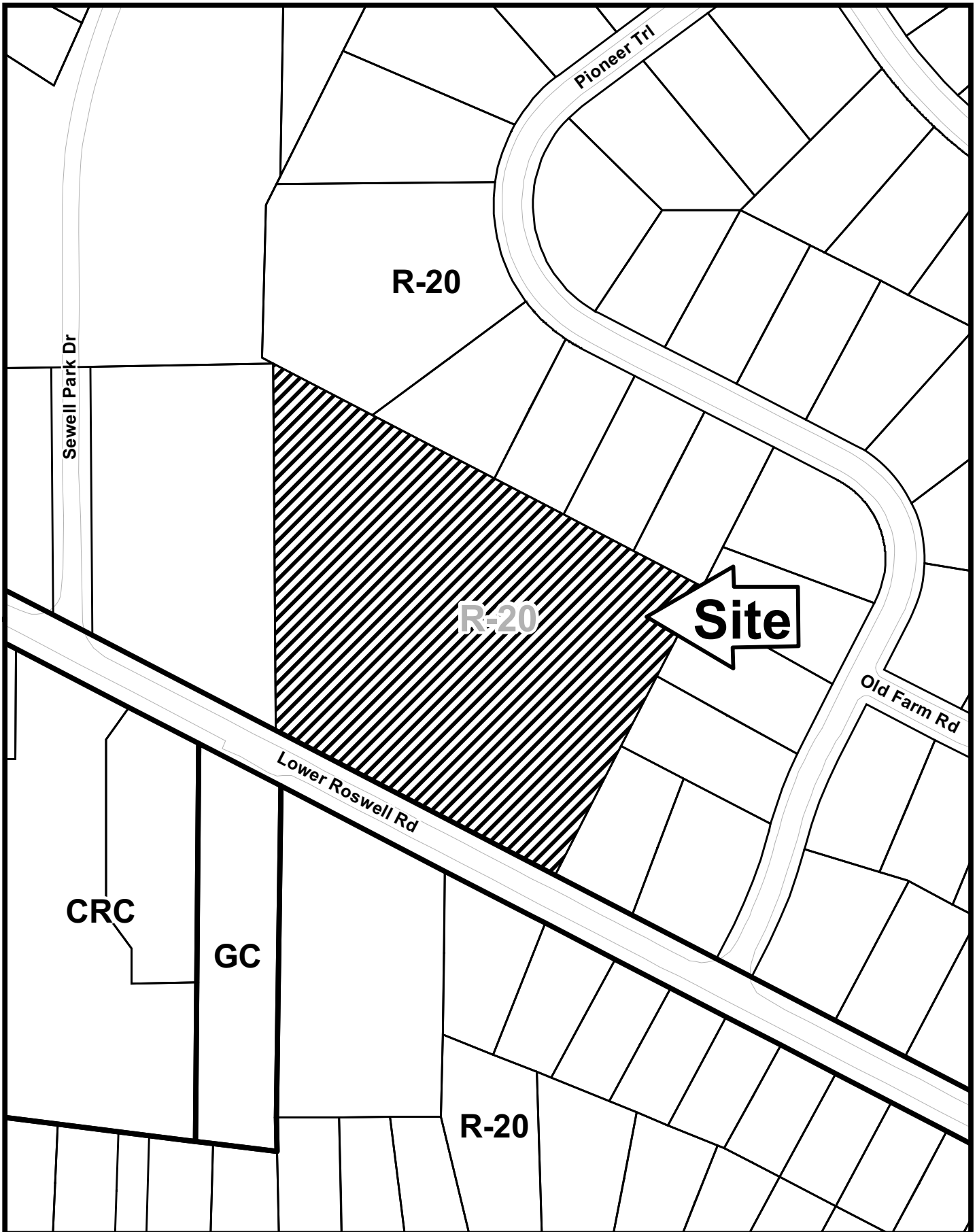
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

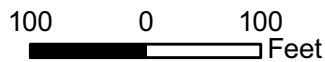
STIPULATIONS: _____





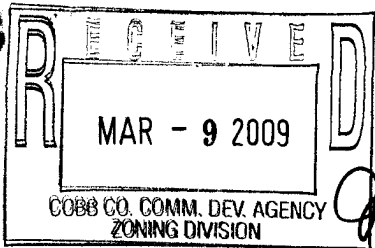
V-34



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-34
Hearing Date: 5-13-09

Applicant FAITH Lutheran Church + School
Robert C. Bissell Business Phone (404) 732-7003 Home Phone (770) 726-7038

Robert C. Bissell Address 335 Millbrook Trace, Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

Robert C. Bissell Business Phone 770-726-7038 Cell Phone 404-732-7003
(representative's signature)

My commission expires: Aug 5, 2012
Signed, sealed and delivered in presence of:
Susan J Glass Notary Public

Titleholder FAITH LUTHERAN Business Phone 770-973-8877 Home Phone 770-794-4402
Signature [Signature] Address: 2111 LOWER ROSWELL MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 5, 2012
Signed, sealed and delivered in presence of:
Susan J Glass Notary Public

Present Zoning of Property R-20
Location 2111 Lower Roswell Road, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1244, 1245 District 16 Size of Tract 4.9 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Without the variance for the 35' buffer, we will not be able to provide a safe level playing field for the children, who currently play on the parking lot. This variance will allow us to level the ground and provide a safe place for play as well as provide our neighbor with a year round visual and sound barrier of evergreens. we will leave a 12-15' buffer for the trees & shrubs.

List type of variance requested: landscape - level and plant shrubs & trees. Waive the required 35' landscape buffer along the northwest property line as shown on section noted on site plan.