



OWNER:  
 ST. BENEDICT'S EPISCOPAL CHURCH  
 2023 COOPER LANE ROAD  
 CITY: MARIETTA  
 COUNTY: COBB  
 CONTRACT:

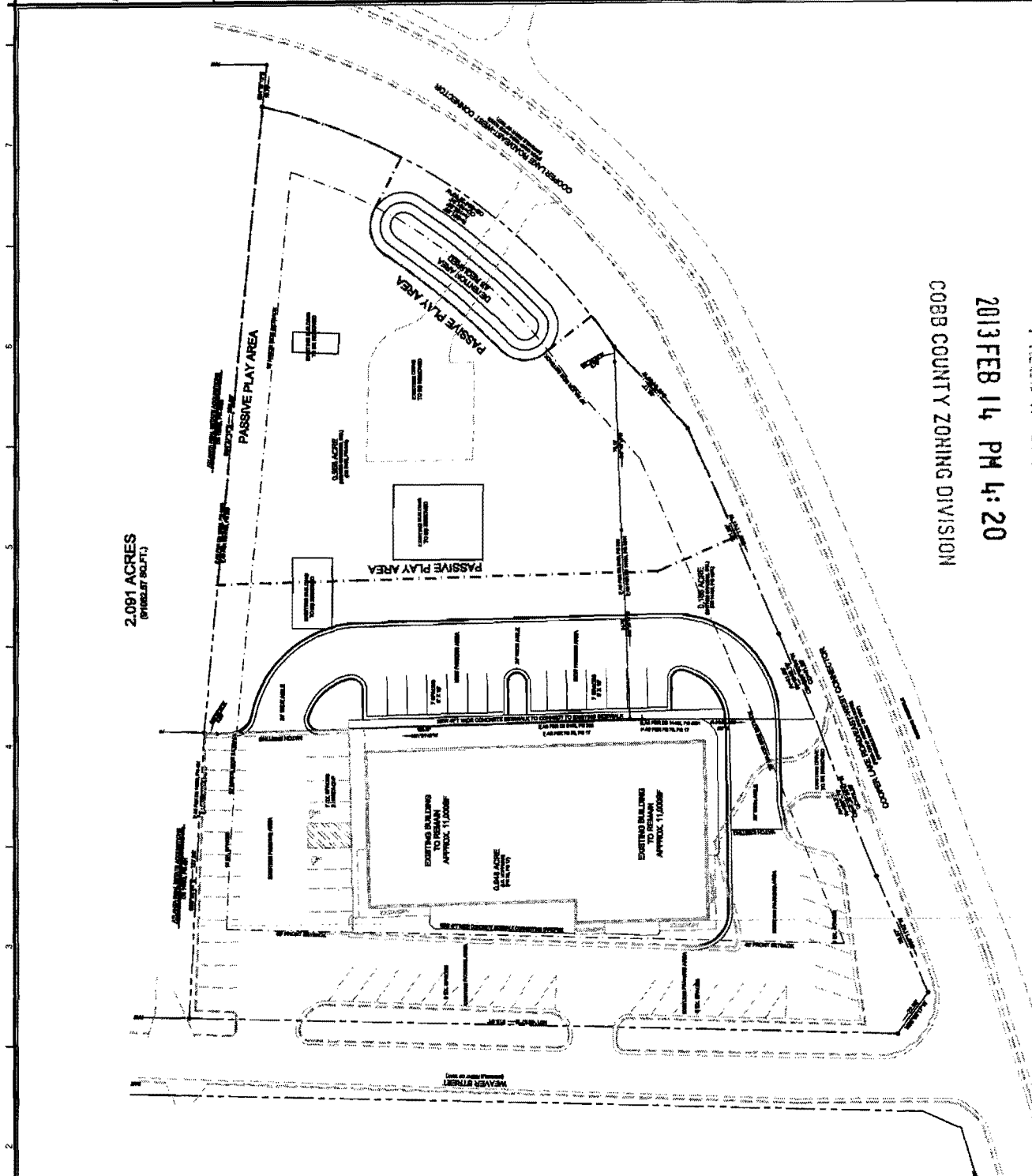
CHURCH  
 2nd SECTION

V-47 (2013)

ST. BEN  
 IN LANE

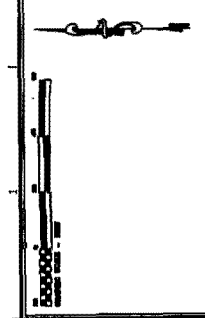
PROJECT NO.	13-00000002
PROJECT DATE	12/28/2012
PROJECT NAME	ST. BENEDICT'S EPISCOPAL CHURCH
PROJECT LOCATION	2023 COOPER LANE ROAD, MARIETTA, GA 30060
PROJECT STATUS	APPROVED
PROJECT TYPE	RECONSTRUCTION
PROJECT PHASE	CONSTRUCTION
PROJECT DESCRIPTION	RECONSTRUCTION OF ST. BENEDICT'S EPISCOPAL CHURCH
PROJECT CONTACT	ST. BENEDICT'S EPISCOPAL CHURCH
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	

CONSENTED FOR RECORDING  
 NOT FOR RECORDING  
 T.S.I.



2.091 ACRES  
 (PIERSLEY 80.1 FT)

COBB COUNTY GEORGIA  
 PLANNING OFFICE  
 2013 FEB 14 PM 4:20  
 COBB COUNTY ZONING DIVISION



PROPERTY PARCELS	APPROXIMATE ACRES	APPROXIMATE SQUARE FEET
37	0.944 AC	40,800
111	1.147 AC	49,500
TOTAL	2.091 AC	90,300

\* THE THREE TRACTS WILL BE COMBINED INTO ONE 2.091 AC TRACT THAT WILL BE ZONED C-1

**PARKING CALCULATIONS:**  
 REQUIRED: 1 SPACES PER 100 SQ FT  
 1 SPACES PER CLASSROOM  
 1 SPACES PER EMPLOYEE  
 187 YEAR: 1 SPACES PER 100 SQ FT  
 187 EMPLOYEES \* 1 SPACES = 187 SPACES  
 187 EMPLOYEES \* 1 SPACES = 187 SPACES  
 187 EMPLOYEES \* 1 SPACES = 187 SPACES  
 TOTAL REQUIRED: 187 TRUCKS + 187 SPACES  
 AT TOTAL BUILDOUT: 187 TRUCKS + 187 SPACES  
 25 SPACES PER 100 SQ FT \* 90,300 SQ FT = 22,575 SPACES  
 TOTAL SPACES AT BUILD OUT: 49 SPACES  
 TOTAL PARKING SPACES EXCEEDED: 24 SPACES

**EXISTING IMPROVEMENTS:**  
 EXISTING IMPROVEMENTS AREA: 11,700 SQ FT  
 EXISTING IMPROVEMENTS AREA: 11,000 SQ FT  
 EXISTING IMPROVEMENTS AREA: 11,000 SQ FT  
 APPROX. IMPROVEMENTS AREA TO BE REMOVED: 8000 SQ FT  
 APPROX. IMPROVEMENTS AREA TO BE ADDED: 1000 SQ FT  
 TOTAL IMPROVEMENTS AREA: 11,700 SQ FT + 11,000 SQ FT - 8000 SQ FT + 1000 SQ FT = 15,700 SQ FT

**EXISTING UTILITIES:**  
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 TOTAL UTILITIES AREA: 11,700 SQ FT + 11,000 SQ FT - 8000 SQ FT + 1000 SQ FT = 15,700 SQ FT

**EXISTING DRIVEWAYS:**  
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 APPROX. DRIVEWAYS AREA TO BE REMOVED: 8000 SQ FT  
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 TOTAL DRIVEWAYS AREA: 11,700 SQ FT + 11,000 SQ FT - 8000 SQ FT + 1000 SQ FT = 15,700 SQ FT

**EXISTING SIDEWALKS:**  
 EXISTING SIDEWALKS AREA: 11,700 SQ FT  
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 APPROX. SIDEWALKS AREA TO BE REMOVED: 8000 SQ FT  
 APPROX. SIDEWALKS AREA TO BE ADDED: 1000 SQ FT  
 TOTAL SIDEWALKS AREA: 11,700 SQ FT + 11,000 SQ FT - 8000 SQ FT + 1000 SQ FT = 15,700 SQ FT

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 TOTAL SIDEWALKS AREA: 11,700 SQ FT + 11,000 SQ FT - 8000 SQ FT + 1000 SQ FT = 15,700 SQ FT

**APPLICANT:** St. Benedict's Episcopal Church, LLC

**PETITION No.:** V-47

**PHONE:** 678-279-4300

**DATE OF HEARING:** 04-10-13

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** LRO, GC

**PHONE:** 770-429-1499

**LAND LOT(S):** 694

**TITLEHOLDER:** Irving C. Hoffman and Haynes Grading, Inc.

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northeast corner of Cooper Lake Road and Weaver Street (2025, 2105 Cooper Lake Road).

**SIZE OF TRACT:** 2.09 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot size for a private school of general and special education from the required 5 acres to 2.09 acres.

**OPPOSITION:** No. OPPOSED        **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** St. Benedict's Episcopal  
Church, LLC

**PETITION No.:** V-47

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No comments.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

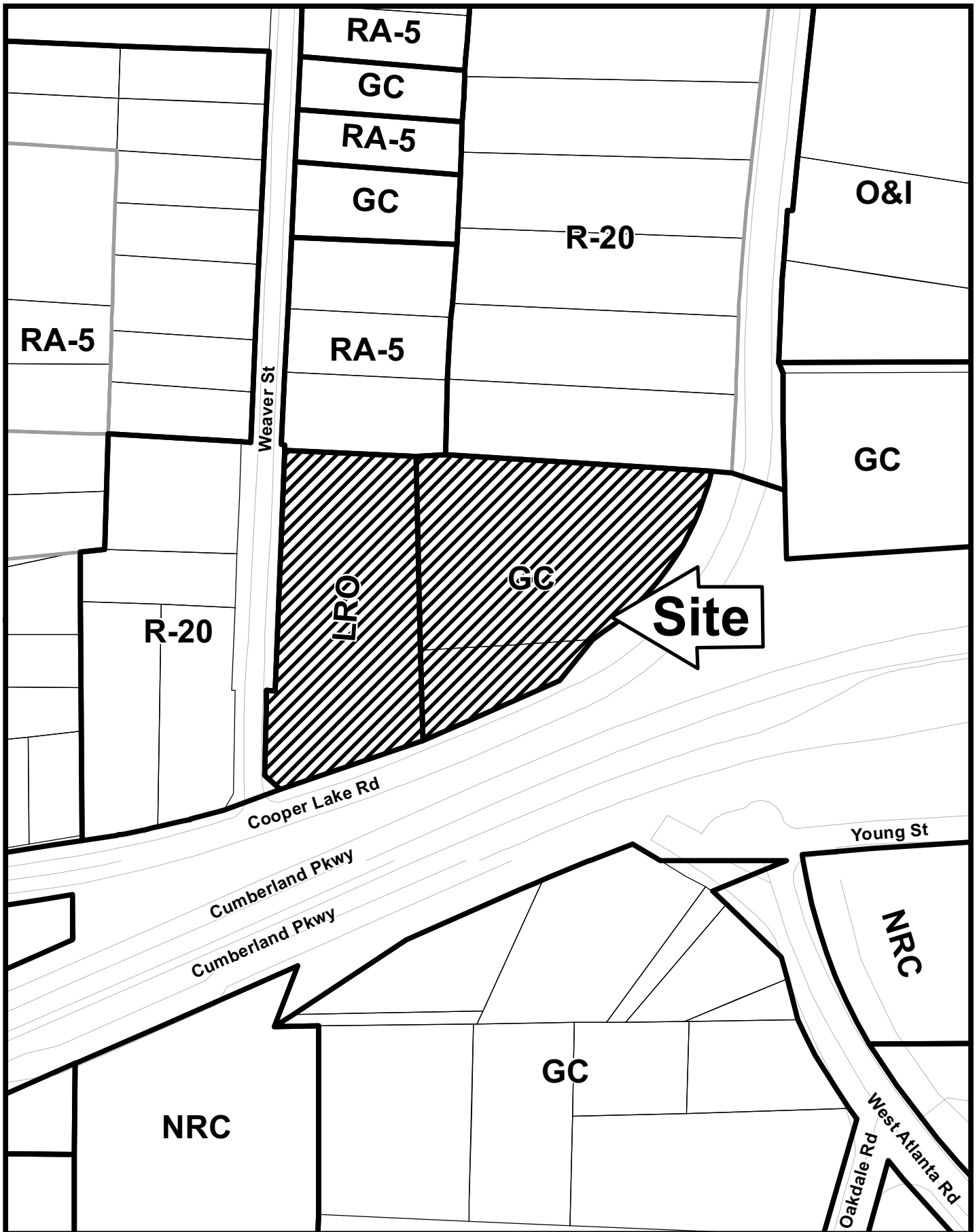
**APPLICANT:** St. Benedict's Episcopal  
Church, LLC

**PETITION No.:** V-47

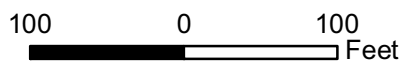
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-47



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- 47 (2013)  
Hearing Date: 04/10/2013

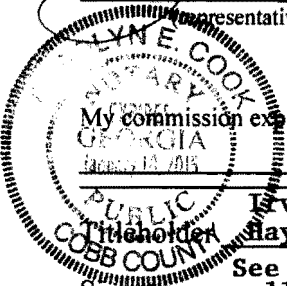
Applicant St. Benedict's Episcopal Church, LLC Phone # (678) 279-4300 E-mail fr.bsully@gmail.com  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
John H. Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com  
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook]  
Notary Public

My commission expires: January 10, 2015



Irving C. Hoffman and Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
Haynes Grading, Inc.

Signature See Exhibit "A" attached collectively hereto Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Present Zoning of Property GC, LRO

Location Northwesterly side of Cooper Lake Road; easterly side of Weaver Street  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17th Size of Tract 2.091 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 X 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.

See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of minimum five (5) acre requirement for the operation of a private school to 2.091 acres, more or less. (See § 134-271(7)(a)).

COBB COUNTY GEORGIA  
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 2013 FEB 14 PM 4:38  
 COBB COUNTY ZONING DIVISION  
 Notary Public

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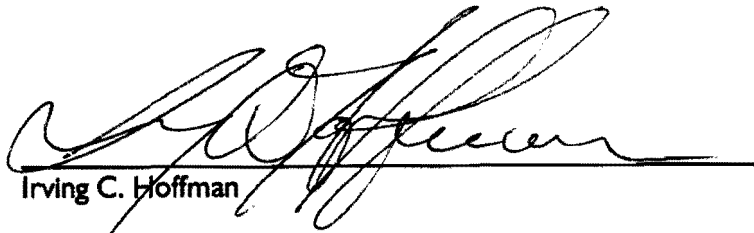
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**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

**Application No.:** V-\_\_\_\_\_ (2013)  
**Hearing Date:** April 10, 2013

**BEFORE THE COBB COUNTY PLANNING COMMISSION AND  
THE COBB COUNTY BOARD OF COMMISSIONERS**

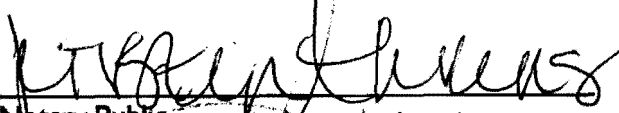
**Applicant:** St. Benedict's Episcopal Church, LLC  
**Property Owners:** Irving C. Hoffman and Haynes Grading, Inc.

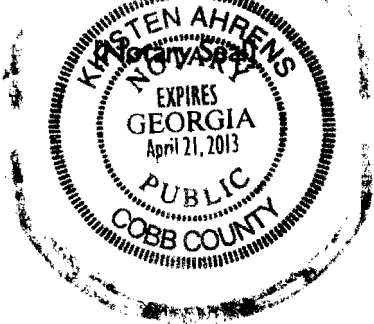
  
Irving C. Hoffman

**Address:** 3504 Ivy Manor Road  
Smyrna, Georgia 30080

**Telephone No.:** (770) 435-4117

Signed, sealed, and delivered in the presence of:

  
Notary Public  
Commission Expires: 4/21/13



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COBB COUNTY ZONING DIVISION



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

**Application No.:** V-\_\_\_\_\_ (2013)  
**Hearing Dates:** April 10, 2013

**BEFORE THE COBB COUNTY PLANNING COMMISSION AND  
THE COBB COUNTY BOARD OF COMMISSIONERS**

**Applicant:** St. Benedict's Episcopal Church, LLC  
**Property Owners:** Irving C. Hoffman and Haynes Grading, Inc.

HAYNES GRADING, INC.

BY: *Jordan C. Haynes*  
Jordan C. Haynes  
Vice President/Chief Financial Officer

(Corporate Seal)

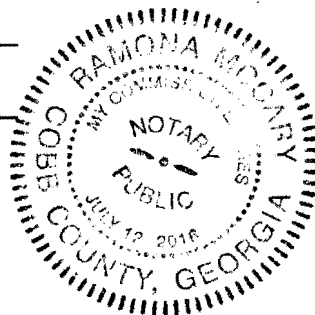
Address: 3105 Cooper Lake Road SE  
 Smyrna GA 30080  
Telephone No.: (770) 432-4998

COBB COUNTY GEORGIA  
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2013 FEB 14 PM 4:18  
COBB COUNTY ZONING DIVISION

Signed, sealed, and delivered in the presence of:

*Ramona McCarty*  
Notary Public  
Commission Expires: \_\_\_\_\_

[Notary Seal]



**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE**

**Application No.:** V-\_\_\_\_\_ (2013)

**Hearing Date:** April 10, 2013

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant:** St. Benedict's Episcopal Church, LLC

**Property Owners:** Irving C. Hoffman and Haynes Grading, Inc.

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant filed an Application for Rezoning, being Z-11 (2013), which is scheduled for hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on March 5, 2013, and March 19, 2013, respectively, to rezone approximately 2.091 acres located on the northwesterly side of Cooper Lake Road and the easterly side of Weaver Street (being 2025 Weaver Street and 2105 Cooper Lake Road) (hereinafter the "Property" or the "Subject Property") to the Office and Institutional ("OI") zoning category. The purpose of the rezoning of the Subject Property is to allow for the expansion of its existing day school program. Applicant's day school program accommodates grades pre-school through 5<sup>th</sup> grade and is located at its main Church campus at 2160 Cooper Lake Road. The proposed expansion of the day school program would allow Applicant to add grades 6<sup>th</sup> through 8<sup>th</sup>.

Applicant, by this Application for Variance, seeks a waiver of the minimum five-acre requirement in order to accommodate the proposed expansion of its day school program on the Subject Property. By waiving the minimum acreage requirement, Applicant can expand its program to better serve not only its Church members, but children and families in the community.

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2013 FEB 14 PM 4:18  
COBB COUNTY ZONING DIVISION