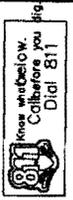
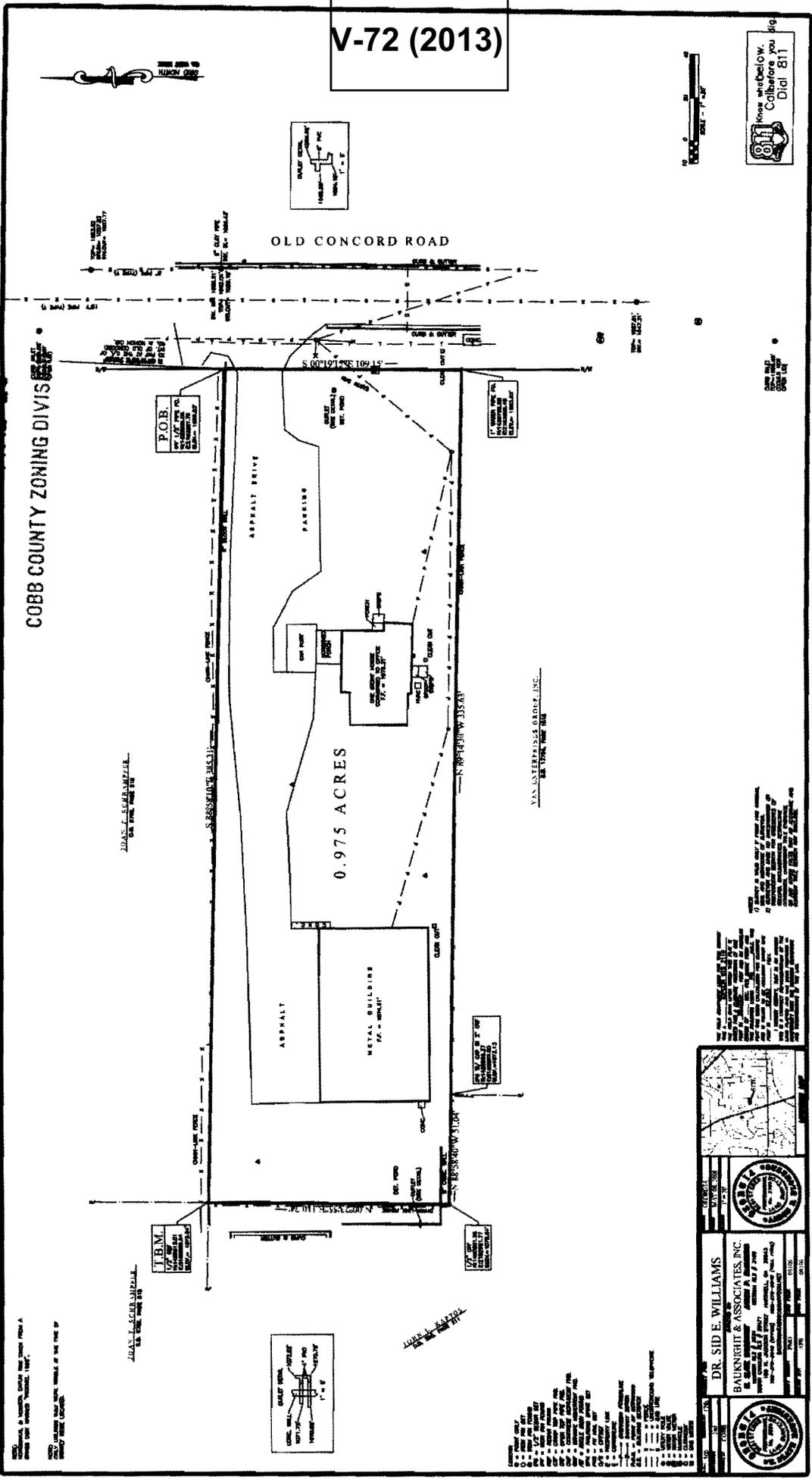


COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 APR 11 PM 12:25

COBB COUNTY ZONING DIVISION

V-72 (2013)



**DR. SID E. WILLIAMS**  
**BAUMHEIT & ASSOCIATES, INC.**  
 1000 W. PEACHTREE STREET, SUITE 1000  
 ATLANTA, GEORGIA 30309  
 (404) 525-1100  
 FAX (404) 525-1101  
 WWW.BAUMHEIT.COM

**PROJECT:** V-72 (2013)  
**DATE:** 04/11/13

**APPROVED:** [Signature]  
**DATE:** 04/11/13

**SEAL:** [Professional Seal]

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
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- 14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 15. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 16. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**APPLICANT:** Anibal Rivas

**PETITION No.:** V-72

**PHONE:** 678-538-8914

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Anibal Rivas

**PRESENT ZONING:** GC

**PHONE:** 678-538-8914

**LAND LOT(S):** 299, 300

**TITLEHOLDER:** Nell Williams

**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of Old Concord Road, north of Pat Mell Road (1950 Old Concord Road).

**SIZE OF TRACT:** 0.98 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow primary access to a church facility from a minor collector roadway; and 2) waive the minimum setback for structures associated with a church use from the required 50 feet to 31 feet on the northern side, 45 feet on the western side, and 9 feet on the southern side.

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

**BOARD OF APPEALS DECISION**

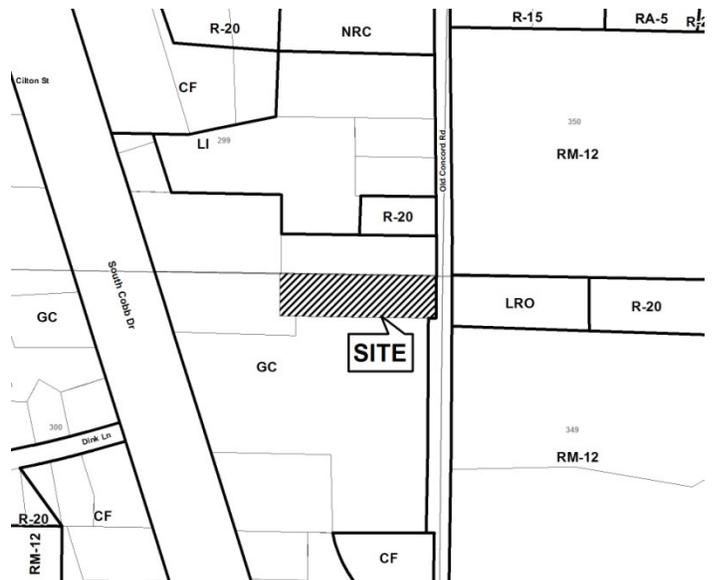
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Anibal Rivas

**PETITION No.:** V-72

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot; showing the old and new setback lines; and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** Any site improvements will be subject to current Stormwater Management Code and Development Standard requirements.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

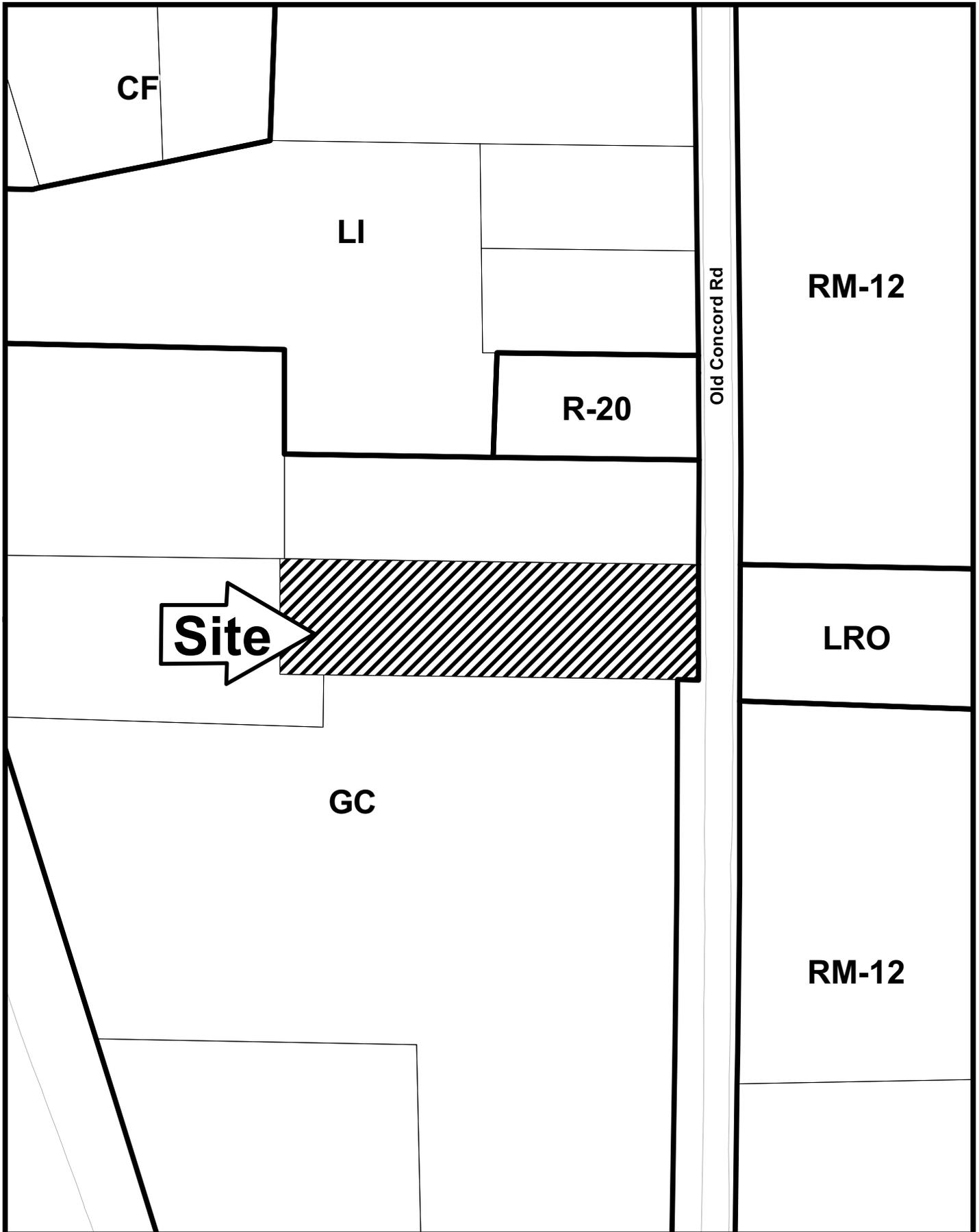
**SEWER:** No conflict.

**APPLICANT:** Anibal Rivas **PETITION No.:** V-72

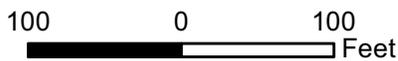
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**FIRE DEPARTMENT:** Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

# V-72



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 GEORGIA  
FILED IN OFFICE

## Cobb County

(type or print clearly)

Application No. V-72

Hearing Date: 4-7-2013  
6-12-13

2013 APR 11 PM 12: 25

Applicant COBB COUNTY ZONING DEPARTMENT Phone # 678 538 8914 E-mail rivasanibal10@yahoo.com

Anibal Rivas Address 5322 Station Circle-Notcross GA 30071  
(representative's name, printed) (street, city, state and zip code)

Anibal Rivas Phone # 678-538-8914 E-mail rivasanibal10@yahoo.com  
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]

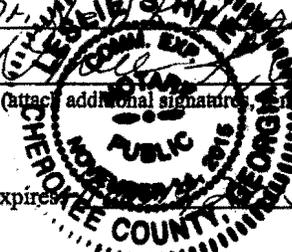
Notary Public

My commission expires: NOTARY PUBLIC, COBB COUNTY, GEORGIA

MY COMMISSION EXPIRES: MARCH 15, 2015

Titleholder DH. WILKIE'S REAL ESTATE E-mail kim.s.w@bellsouth.net

Signature [Signature] Address: 3635 Velma Dr. Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 2015

Present Zoning of Property GC, General Commercial

Location 1950 Old Concord Road, Smyrna, GA. 30080-1124  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 300 District 17th Size of Tract .95 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_