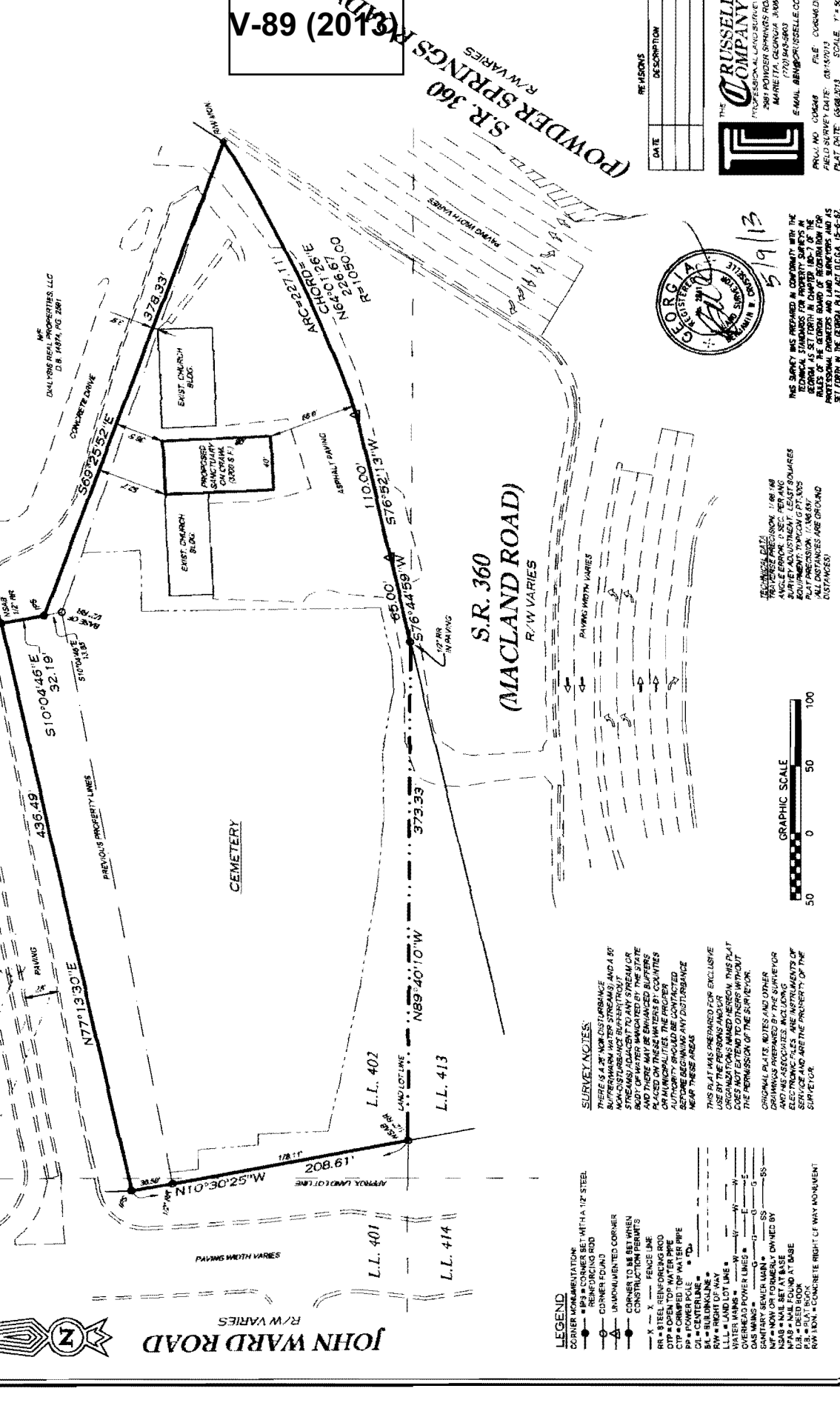
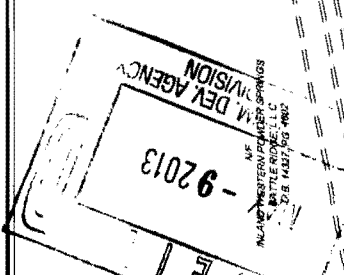


MT. ZION BAPTIST CHURCH

PLAT TO ACCOMPANY VARIANCE APPLICATION FOR
 LOCATED IN LAND LOTS 401 & 402, 19TH DISTRICT,
 2ND SECTION, COBB COUNTY, GEORGIA
 1752 MACLAND ROAD

AREA = 3.630 ACRES
 158,122 SQ. FT.

V-89 (2013)



DATE	DESCRIPTION

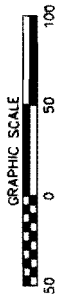
THE CRUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2801 POWDER SPRINGS ROAD
 MARETTA, GEORGIA 30064
 (770) 943-3800
 E-MAIL: ABR@CRUSSELLE.COM

PROJ. NO. 02648 FILE: 0068.DWG
 FIELD SURVEY DATE: 08-10-2013 SCALE: 1" = 80'
 PLAT DATE: 06-08-2013



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF PROFESSIONAL LAND SURVEYORS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 47-5-52).

TECHNICAL DATA:
 SURVEY METHOD: 1/4" = 80'
 ANGLE ERROR: 1/3000 PER ANG.
 SURVEY ADJUSTMENT: LEAST SQUARES
 EQUIPMENT: TOPCON GPT-105
 PLAT DIMENSION: 108.85X
 DISTANCES: 1/3000 PER DISTANCE



SURVEY NOTES:

THERE IS A 1' NON-DISTURBANCE BUFFER/STREAM WATER STREAMS AND A 5' NON-DISTURBANCE BUFFER/ROCKY OR WATER MANAGED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY LOCALITIES. ANY DISTURBANCE TO THESE BUFFERS SHOULD BE CONTACTED WITH THE LOCALITY BEFORE ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLAT, NOTES AND OTHER DOCUMENTS PREPARED BY THE SURVEYOR ARE TO REMAIN IN HIS/HER POSSESSION. ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

LEGEND

- CORNER MONUMENTATION
- 1/2" x 1/2" CORNER SET WITH 1/2" STEEL
- UNMOUNTED CORNER
- CONCRETE TO BE SET (AS PER CONSTRUCTION PERMITS)
- X — FENCE LINE
- RR — STEEL REINFORCING ROD
- CTP — CRIMPED TOP WATER PIPE
- C — CENTERLINE
- BA — BUILDING
- RW — RIGHT OF WAY
- L.L. — LAND LOT LINE
- OAS — OVERHEAD POWER LINES
- OAS WINGS
- S — SANITARY SEWER MAIN
- N — NATURAL GAS
- NPS — NAIL FOUND AT BASE
- DA — DEED BOOK
- RW L.D. — CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT
 THE DATE CALLED THE FLOOD INSURANCE OPERATING DATE: DECEMBER 16, 2008
 THE MAP GRAPHICALLY DISPLAYS THE SUBSTANTIAL PROPERTY TO LIE IN ZONE: "X"
 "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



APPLICANT: Mt. Zion Baptist **PETITION No.:** V-89
PHONE: 770-231-5580 **DATE OF HEARING:** 07-10-13
REPRESENTATIVE: Lamar Clarke **PRESENT ZONING:** R-20
PHONE: 770-231-5580 **LAND LOT(S):** 401, 402
TITLEHOLDER: Mt. Zion Baptist Church **DISTRICT:** 19
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 3.63 acres
Macland Road, bounded by Powder Springs Road and **COMMISSION DISTRICT:** 1
John Ward Road (1752 Macland Road).

TYPE OF VARIANCE: 1) Waive the minimum lot size for a church with an accessory cemetery from the required 7 usable acres to 3.63 acres (existing); and 2) waive the required setback for church structures from the required 50 feet to 3.9 feet (existing church building) and 36.5 feet (proposed sanctuary replacement) from the northern property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Mt. Zion Baptist

PETITION No.:

V-89

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 showing all improvements on the lot and referencing the variance case. 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: No adverse stormwater management impacts are anticipated. The structure will replace previous building.

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: The Cobb Cemetery Preservation Committee has no objection to the variance but the requests the following stipulation:

- Install and maintain an orange protective fence on the east boundary of the cemetery to avoid damaging encroachment during construction.

WATER: No conflict.

SEWER: No conflict.

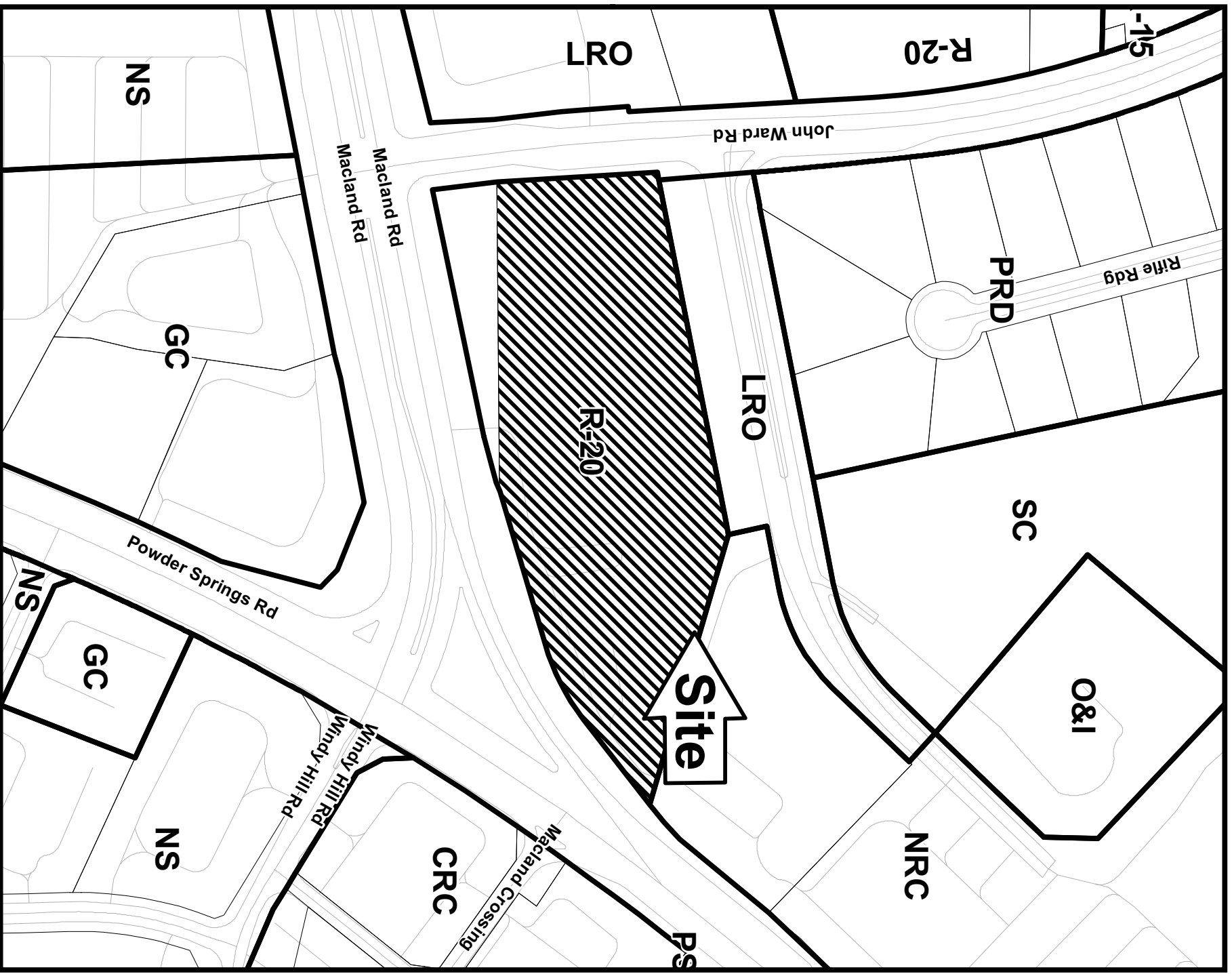
APPLICANT: Mt. Zion Baptist

PETITION No.:

V-89

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.

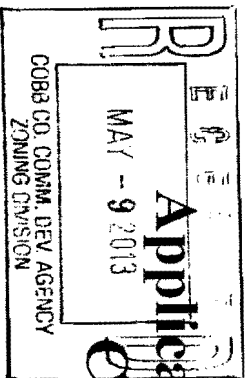
V-89



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-89
Hearing Date: 7-10-13

Applicant MI Zoin Baptist Phone # 7702315580 E-mail ReggieClark@BellSouth.com
Lamar Clarke Address 1782 Macclard Rd Marietta GA 30064
(representative's name, printed)
Reggie Clark Phone # 7702315580 E-mail ReggieClark@BellSouth.com
(representative's signature)
DL 054711649

My commission expires: 3/24/17
My Commission Expires March 24, 2017
Notary Public

Titleholder MI Zoin Baptist Phone # 7702315580 E-mail ReggieClark@BellSouth.com
Signature Reggie Clark Address: 1782 Macclard Rd Marietta, GA 30064
DL 054711649 additional signatures, if needed
(street, city, state and zip code)

My commission expires: 3/24/17
Signed, sealed and attested in presence of:
Reggie Clark
My Commission Expires March 24, 2017
Notary Public

Present Zoning of Property: R 20
Location 1782 Macclard Rd Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)
Land Lots) 40/4402 District 19 Size of Tract 3.630 Acres)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The conditions) 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.
Due to the structure of old build had to be torn down
5 yrs ago, had new survey done & found encroachment
This is why filing for variance.

List type of variance requested: _____