

APPLICANT: Jubilee Christian Church International, Inc.

PETITION No.: V-80

PHONE: 770-422-7016

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: Parks F. Huff

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 717

TITLEHOLDER: Janice Watts and Frank Norman Watts

DISTRICT: 19

PROPERTY LOCATION: North side of Macedonia Road, west of Ernest Barrett Parkway

SIZE OF TRACT: 1.19 acres

(2884 Macedonia Road).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum road frontage from the required 75 feet to zero feet for tract 2

accessed by a 35 foot ingress/egress easement; and 2) waive the minimum lot size for a lot off a private easement from 80,000 square feet to 51,837 square feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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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 comment.

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. Development of larger tract will be subject to sewer easement setback requirements of County Code Section 122-123.

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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.



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



City Boundary
Zoning Boundary

LRO

Application for Variance

Cobb County

(type or print clearly)

Application No. V-80

Hearing Date: May 13, 2015

MAR 12 2015

Jubilee Christian Church International, Inc.

Applicant

Phone #

E-mail

Sams, Larkin, Huff & Balli, LLP

by Parks F. Huff

Address 376 Powder Springs Street, Ste. 100, Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

[Signature]

Phone # 770-492-7016

E-mail phuff@slhb-law.com

(representative's signature)

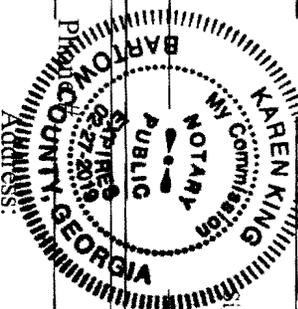
My commission expires:

2-27-19

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



Titleholder See attached

E-mail

Signature

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Present Zoning of Property R-20

Location 2884 Macedonia Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 717 District 19th Size of Tract 1.190 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The property owners own a tract of land without road frontage. They wish to subdivide the property and the current lot does not have road frontage. However, the lot is accessed via a private recorded easement

List type of variance requested: Section 134-197(4) which requires 75 feet of road frontage.