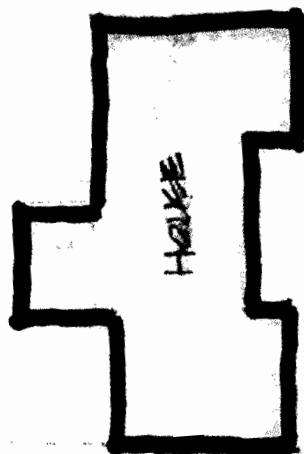


V-120  
(2015)

CHURCH PARKING

PROP. NEAR ENTRY

TOP BAR PER MUTCD 3B



PROP. PARKING

SENBELL MILL ROAD

# PROPOSED DRIVEWAY IMPROVEMENT

SPARKS CHINESE CHRISTIAN CHURCH NORTHWEST 7-1-15



3RD BARBERS

PROP. NEAR TO CONSTRUCTION TO EXISTING DRIVE

PROP. REMOVAL OF THE EXISTING DRIVE AND NEAR LS AREA

EXISTING NEAR HERE DRIVE

**RECEIVED**  
JUL - 9 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

EMERGENCY SUBMITTED AS:  
DOWNS UNIT ONE  
PB 52 PG 26

10:2am

2

**APPLICANT:** Robert J. Sand

**PETITION No.:** V-120

**PHONE:** 404-944-7329

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Daniel S. Chang

**PRESENT ZONING:** R-20

**PHONE:** 678-428-2523

**LAND LOT(S):** 762, 823

**TITLEHOLDER:** Atlanta Chinese Christian Church Northwest, Inc.

**DISTRICT:** 16

**PROPERTY LOCATION:** On the northwest corner of Sewell Mill Road and Bill Murdock Road (1837 Bill Murdock Road).

**SIZE OF TRACT:** 10.32 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the required 35 foot landscape screening buffer to zero feet adjacent to the southwest corner.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Robert J. Sand

**PETITION No.:** V-120

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend applicant verify that minimum intersection sight distance is available for proposed Sewell Mill Road access and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement of 390’.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts anticipated.

**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.

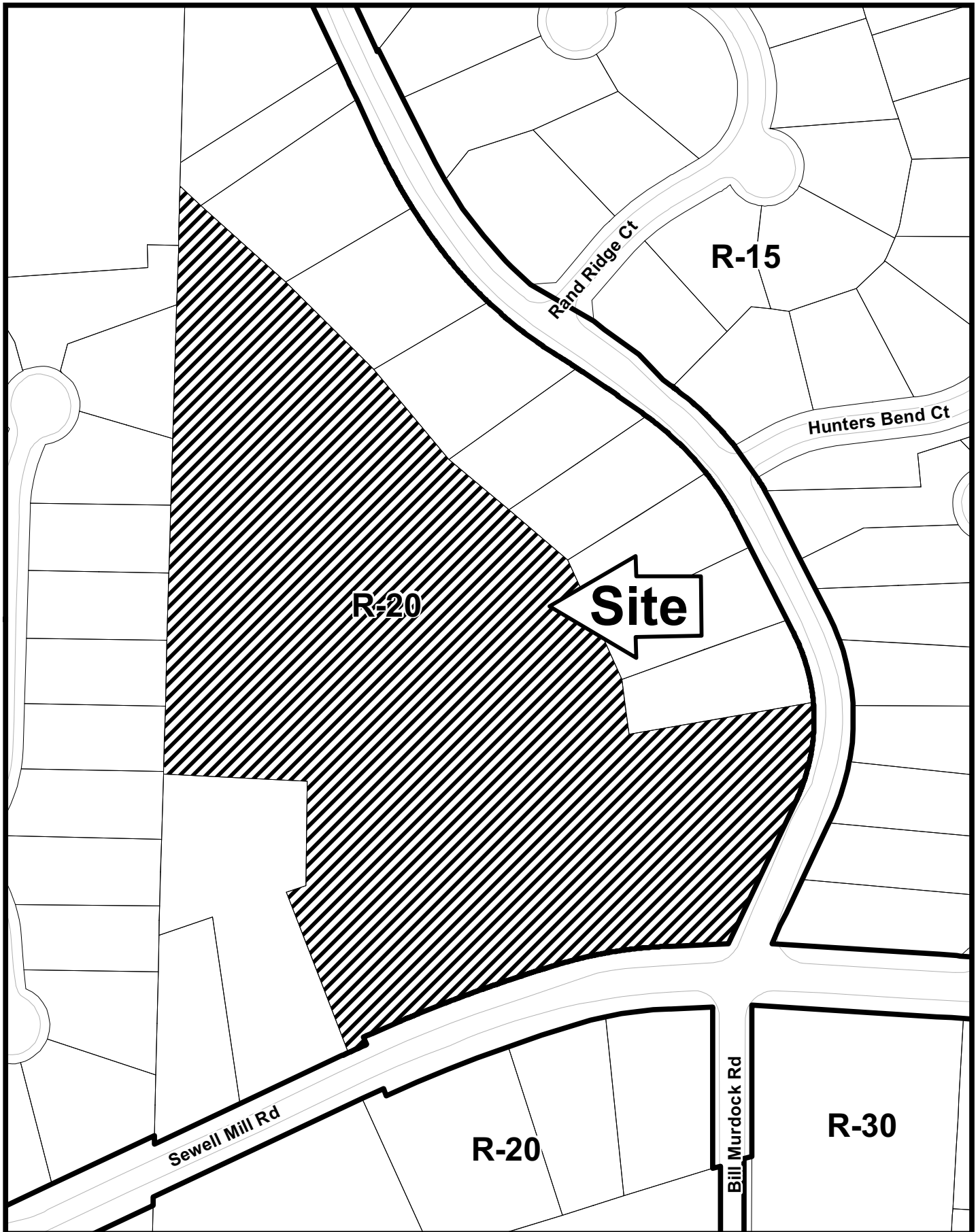
**SEWER:** No conflict.

**APPLICANT:** Robert J. Sand **PETITION No.:** V-120

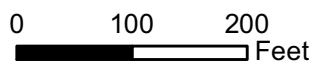
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

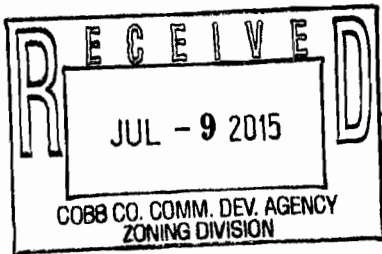
# V-120



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-120

Hearing Date: 9-11-15

Applicant ROBERT J. SAND

Phone # 404-944-7329

E-mail SAND1949@GMAIL.COM

DANIEL S. CHENG  
(representative's name, printed)

Address 3451 SHERIDAN CHASE MARIETTA GA 30067  
(street, city, state and zip code)

  
(representative's signature)

Phone # 678-428-2523 E-mail DC00701@GMAIL.COM

My commission expires: Feb. 18, 2019

Signed, sealed and delivered in presence of:

Dangli Chen

Notary Public

Titleholder ROBERT J. SAND

Phone # 404-944-7329 E-mail SAND1949@GMAIL.COM

Signature Robert J. Sand  
(attach additional signatures, if needed)

Address: 4732 Stirling Court, Marietta GA 30068  
(street, city, state and zip code)

My commission expires: Feb. 18, 2019

Signed, sealed and delivered in presence of:

Dangli Chen

Notary Public

Present Zoning of Property CHURCH R-20

Location 1997 BILL MURDOCK ROAD MARIETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 762 & 823 District 16TH Size of Tract 11 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).

REMOVE EXISTING PORTION OF DRIVEWAY AND CONNECT THE REMAINING DRIVEWAY TO NEW CHURCH PARKING LOT. SEE ATTACHED 2 DRAWINGS. ADVANTAGES ARE 1.) TO AVOID CONFLICT TO THE NEIGHBOR'S DRIVEWAY ENTRY OR CHURCH DRIVEWAY ENTRY SINCE TWO ENTRIES ARE SIDE BY SIDE, 2.) TO IMPROVE TRAFFIC SAFETY ALONG SEWELL HILL ROAD BY ELIMINATING THE EXISTING DRIVEWAY ENTRY WHICH IS LESS THAN 100' FROM THE NEW CHURCH ENTRY, AND 3.) TO ALLOW LANDSCAPING OVER

List type of variance requested: THE REMOVABLE PORTION OF DRIVEWAY FOR A BETTER TO ALLOW DRIVEWAY IMPROVEMENT AND MORE PLEASANT SEPARATION WITH THE NEIGHBOR WITHIN THE 45' NON-DISTURBANCE BUFFER ZONE REQUIREMENT WHERE CHURCH IS LOCATED ADJACENT TO RESIDENTIAL PROPERTY.