

V-120
(2015)

SEP - 2 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

2

CHURCH PARKING

AREA OF 0.697 ACRES
OR 30,373 SQ. FT.
ZONED R-20



PROP. PARKING

SARWELL MILL ROAD

PROPOSED DRIVEWAY IMPROVEMENT
SPRAYS CHINESE CHRISTIAN CHURCH NORTHWEST 7-1-14



PROP. NEW CONNECTION TO EXISTING DRIVE

PROP. REMOVAL OF THE EXISTING DRIVE AND NEW DRIVE

EXISTING NEIGHBOR DRIVE

EMSON SUBDIVIDED AS:
PB 52 PG 96
UNIT ONE

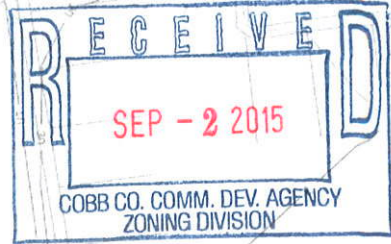
10:20am

0207

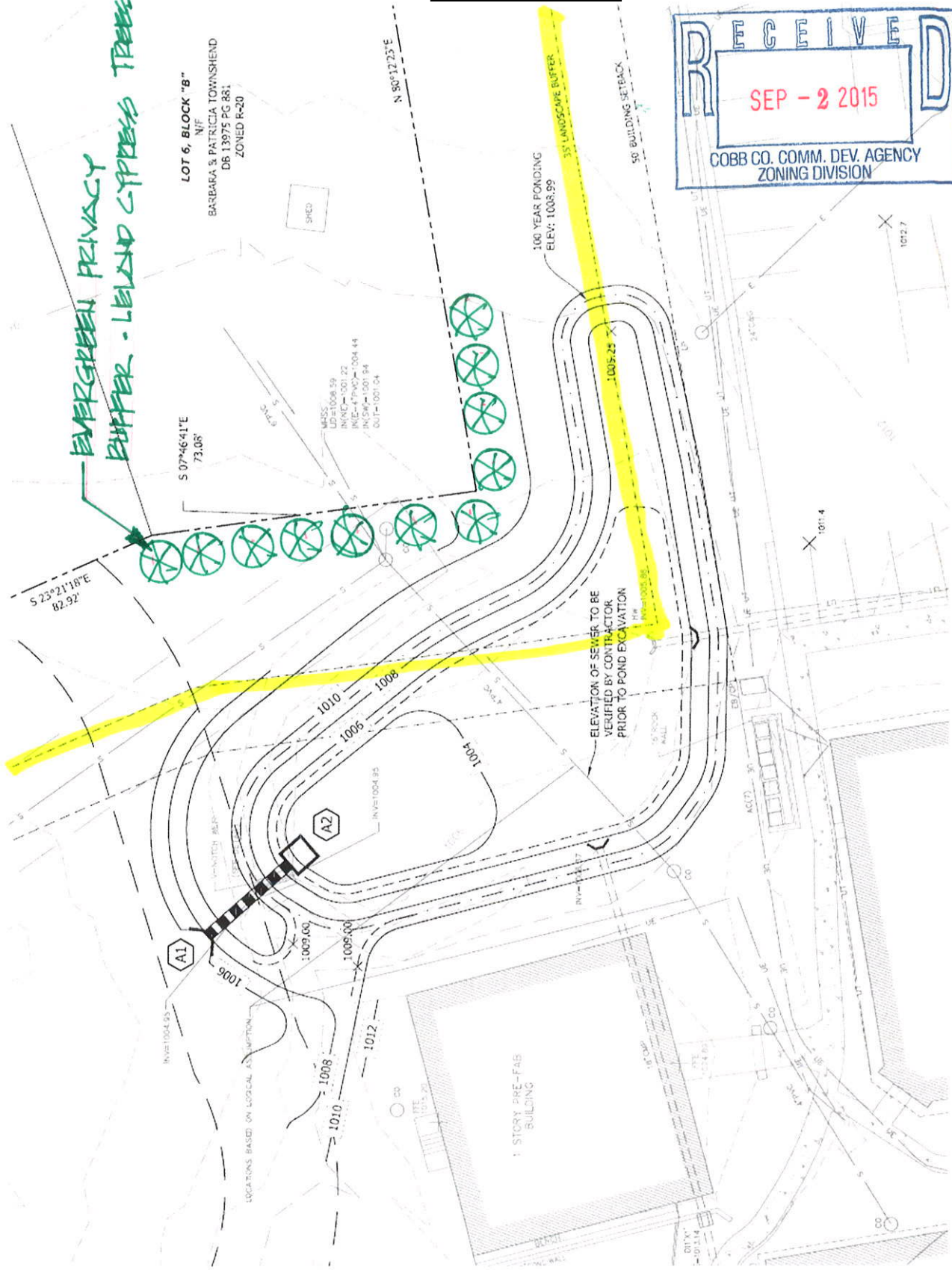
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Sheet



EVERGREEN PRIVACY
BUFFER - LEVAD CYPRESS TREES



LOT 6, BLOCK "B"
N/F
BARBARA & PATRICIA TOWNSHEND
DB 13975 PG 881
ZONED R-20

S 07°46'41"E
73.08'

N 90°12'25"E

S 23°21'18"E
82.92'

100 YEAR PONDING
ELEV: 1008.99

50' BUILDING SETBACK

ELEVATION OF SEWER TO BE
VERIFIED BY CONTRACTOR
PRIOR TO POND EXCAVATION

1 STORY PRE-FAB
BUILDING

ENLARGED DETENTION POND - from drawing no. 3.1, dated 6/9/15, by Land Engineering Inc.

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 and to 10 feet adjacent to the enlarged detention pond on the eastern side.

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.

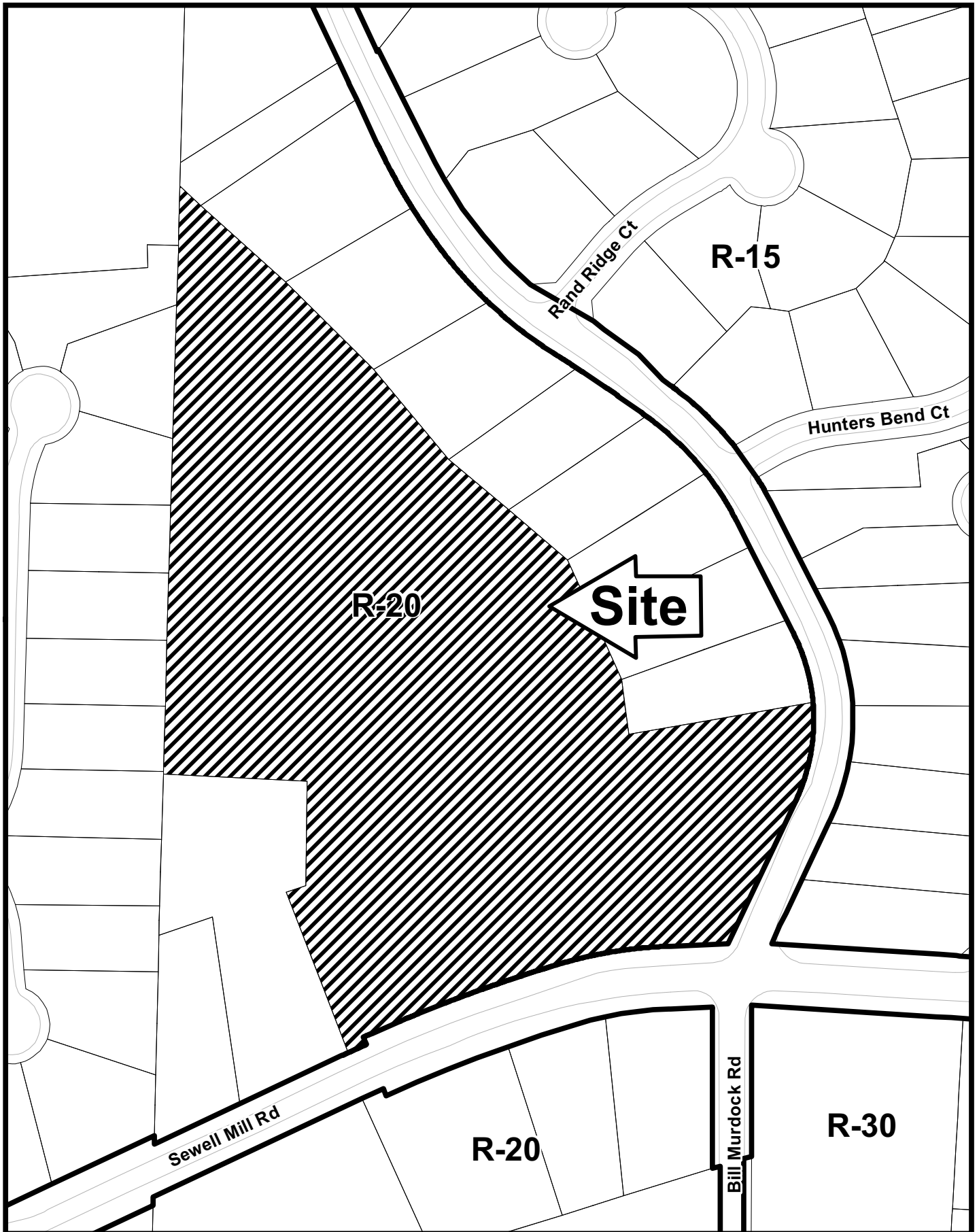
WATER: No conflict.

SEWER: No conflict.

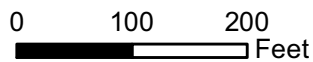
APPLICANT: Robert J. Sand **PETITION No.:** V-120



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. _____
Hearing Date: _____

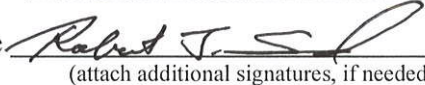
Applicant Robert J Sand Phone # 404-944-7329 E-mail sand1949@gmail.com

Daniel S. Chang Address 3451 Sheridan Chase, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

 Phone # 678-428-2523 E-mail dc00701@gmail.com
(representative's signature)

My commission expires: Feb. 18, 2019 Signed, sealed and delivered in presence of: Douge Chen
Notary Public

Titleholder Robert J Sand Phone # 404-944-7329 E-mail sand1949@gmail.com

Signature  Address: 4732 Sterling court, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Feb. 18, 2019 Signed, sealed and delivered in presence of: Douge Chen
Notary Public

Present Zoning of Property Church

Location 1837 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).

~~1. Church prefers to add landscape area in lieu of concrete driveway which is within 35' buffer zone. The removal of driveway will provide proper respect to adjacent neighbor's driveway and reduce one driveway entry to Sewell Mill Road. 2. Church plans to clean, expand and upgrade the existing detention pond which is located within the 35' landscape buffer zone. New evergreen trees will be added to provide privacy to the adjacent neighbor.~~

List type of variance requested: 1. To remove portion of the residential driveway for a new landscape area which is located within 35' buffer zone. 2. To allow for an expansion of existing detention pond which is located within the 35' buffer zone.

NOTE: MR. JOHN EATON, THE NEIGHBOR WHO IS DIRECTLY IMPACTED BY ZONING VARIANCE #1, HAS AGREED AND SIGNED THE CONSENT FORM. SO IS MS. PSTRICK TOWNSHEND, THE NEIGHBOR WHO IS DIRECTLY IMPACTED BY ZONING VARIANCE #2.
Revised: March 5, 2013



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V-120
(2015)

基督教會西北堂

Atlanta Chinese Christian Church Northwest

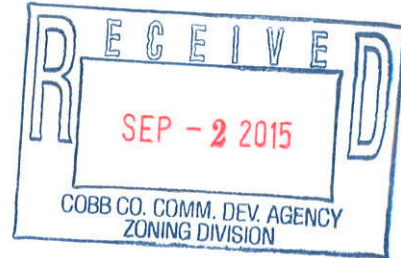
1837 Bill Murdock Road, Marietta, GA 30062

Phone: 770-971-1837 www.accnw.org

Email: info@accnw.org

September 2, 2015

Mr. Terry Martin,
Cobb County Zoning Division
1160 Powder Springs Street, Suite 400
Marietta, GA 30064



RE: Added Documents on Expanded Detention Pond
Zoning Variance Application for the Church Parking Lot Improvements
Atlanta Chinese Christian Church Northwest Inc.

Dear Terry,

Thank you for your advices and for allowing us to include the expansion on the existing detention pond as a part of Zoning Variance application. The following documents have been amended. Please substitute with the amended sheets and add the new sheets accordingly.

- Amended Zoning Application Form to include expansion on the existing detention pond which is located within 35' buffer zone.
- Amended Survey Drawing which is used as the key plan as Drawing #1.
- Added New Drawing #3 for the extent of the proposed detention pond expansion.
- Added New Drawing #4 for the stamped engineering design drawings of the proposed detention pond expansion.
- Amended Consent of Contiguous Occupants.

We met with our neighbors and obtained their approvals with signatures on the consent form last weekend. Mr. John Eaton, the neighbor who is directly impacted by the removal of a portion of driveway. Ms. Patricia Townshend, the neighbor who is directly impacted by the expansion of existing detention pond. Church agreed to add evergreen privacy buffer trees between the pond and her house property.

Please do not hesitate to contact me should you have any questions.

Truly,

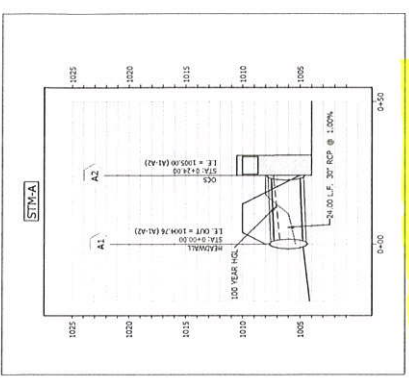
Daniel Chang

PM for Church Parking Lot Project
3451 Sheridan Chase, Marietta, GA 30067
Email: dc00701@gmail.com
Cell: 678-428-2523

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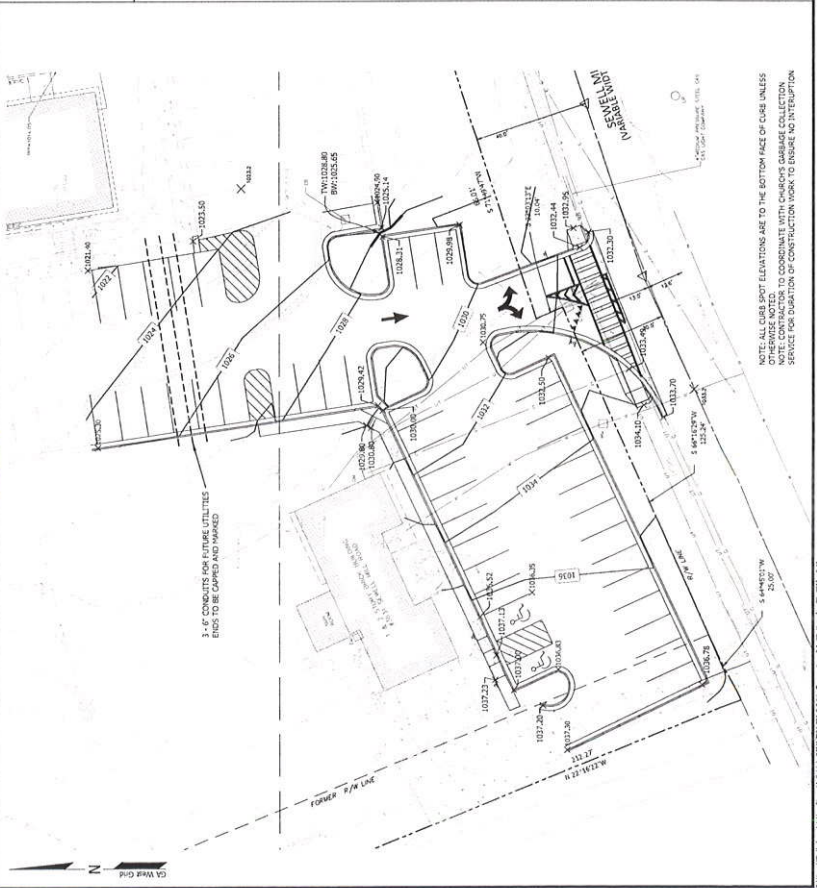
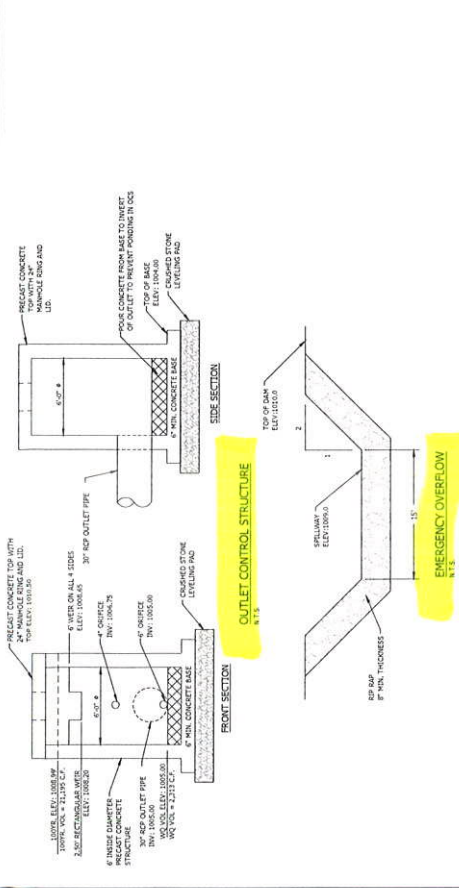
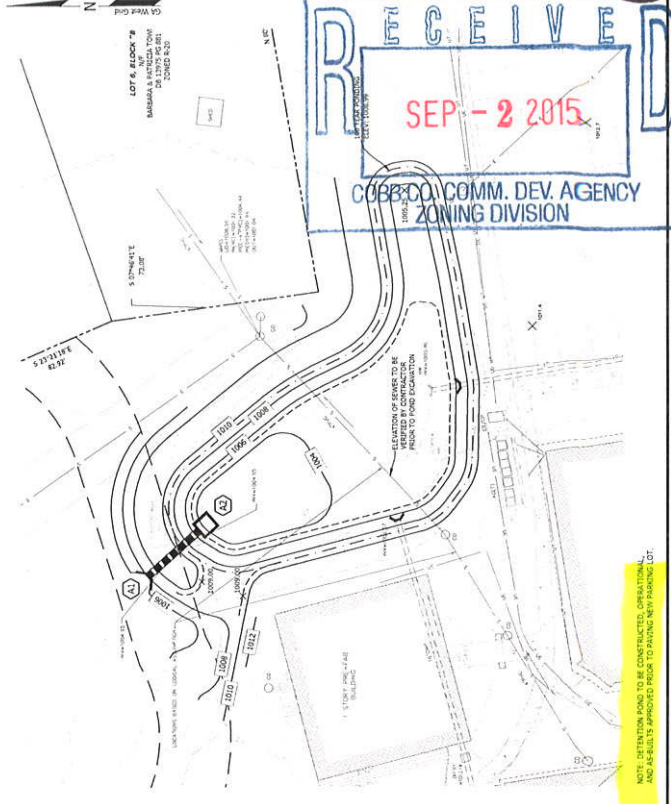
Project Name:
 Atlanta Chinese Christian Church Northwest, Inc.
 Church Northwest Parking Lot Expansion
 24 Hour Contact:
 Project Location:
 1837 Bill Nurlock Road
 Land Lot: 762 & 823
 District: 18th
 City: Marietta
 Cobb County, GA
 Drawing Scale:
 Sheet Title:
 Grading & Drainage Plan

Project Number: 03.1
 Revision: 15
 Drawing Number: C3.1
 Total Sheets: 15
 Sheet: A



100 YEAR PIPE CALCULATIONS

Pipe Length (ft)	Invert (ft)	Outlet (ft)	Flow (cfs)	Flow (ft)	Invert (ft)	Outlet (ft)
A1-A2	24.00	1002.00	1004.76	1.00	30	1007.29



RETENTION POND DESIGN

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
_____ intends to make an application to the appropriate Cobb County
Authorities for a variance request for the purpose of _____ on the
premises described in the application.

Signature	Printed name	Address
1. <i>John E. Eaton</i>	JOHN E. EATON	3619 SEWELL MILL RD MARIETTA, GA 30067
2. <i>Pat Townsend</i>	PAT TOWNSEND	1839 BILL MURKIN RD MARIETTA, GA 30067
3.	Prade Evergreens Between Pond & House	Property in Buffer Area
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
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17.		
18.		
19.		
20.		

