

V-169  
(2015)

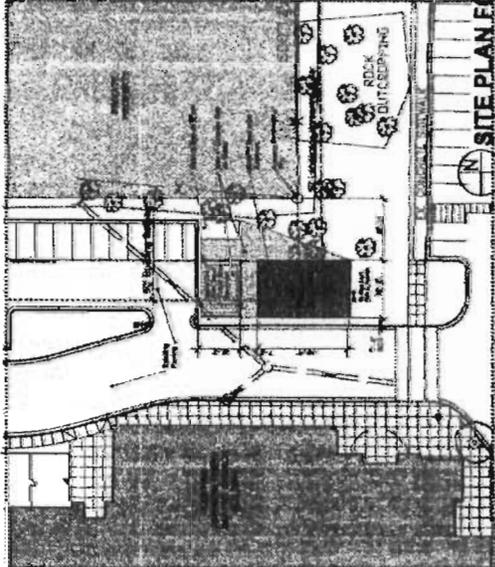
HARTIST CHURCH  
MARIETTA, GA  
JOHNSON PERINI

SITE PLAN FOR  
BUILDING  
SETBACK  
VARIANCE  
REQUEST

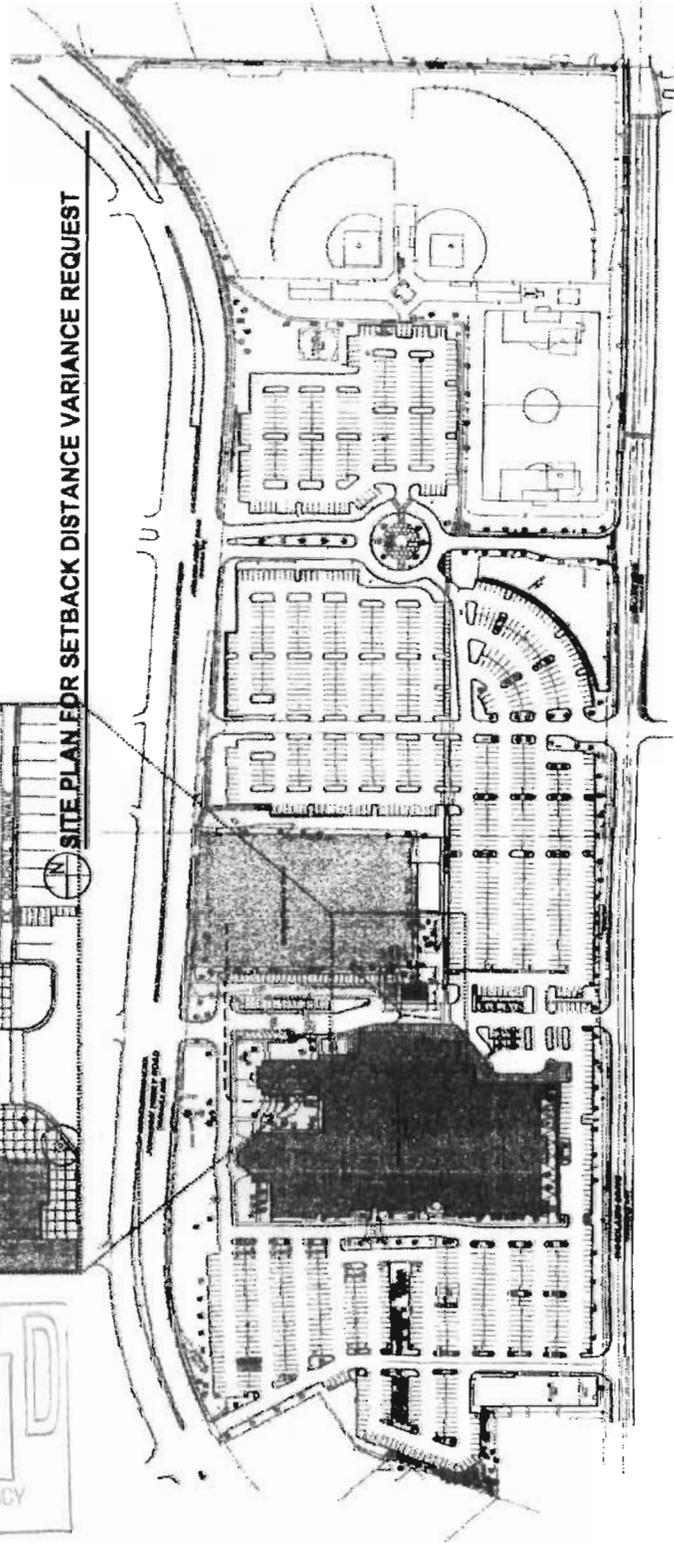
DATE: 10/1/15  
SCALE: AS SHOWN

AS-1.0

CHAPMAN CRIFTON LANIER SUSENBACH ARCHITECTS



SITE PLAN FOR SETBACK DISTANCE VARIANCE REQUEST



RECEIVED  
OCT - 8 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

SITE PLAN of the OVERALL CHURCH CAMPUS



**APPLICANT:** Johnson Ferry Baptist Church, Inc.

**PETITION No.:** V-169

**PHONE:** 770-973-6561

**DATE OF HEARING:** 12-09-2015

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** R-20

**PHONE:** 770-429-1499

**LAND LOT(S):** 67

**TITLEHOLDER:** Johnson Ferry Baptist Church, Inc.

**DISTRICT:** 01

**PROPERTY LOCATION:** On the west side of Johnson Ferry Road, east side of Woodlawn Drive (955 Johnson Ferry Road).

**SIZE OF TRACT:** 15.76 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1.) Waive the setback for a church use from the required 50 feet to 30 feet along the southerly property line; and 2.) allow an accessory structure to the side of the primary structure.

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

**BOARD OF APPEALS DECISION**

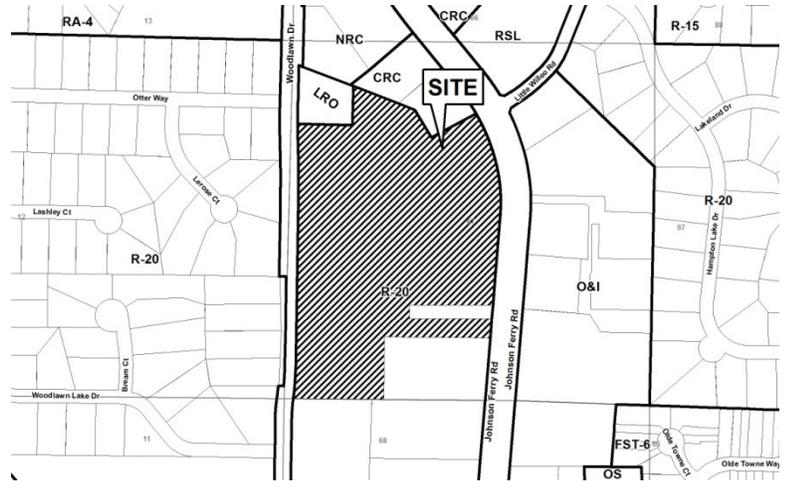
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Johnson Ferry Baptist  
Church, Inc.

**PETITION No.:** V-169

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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.

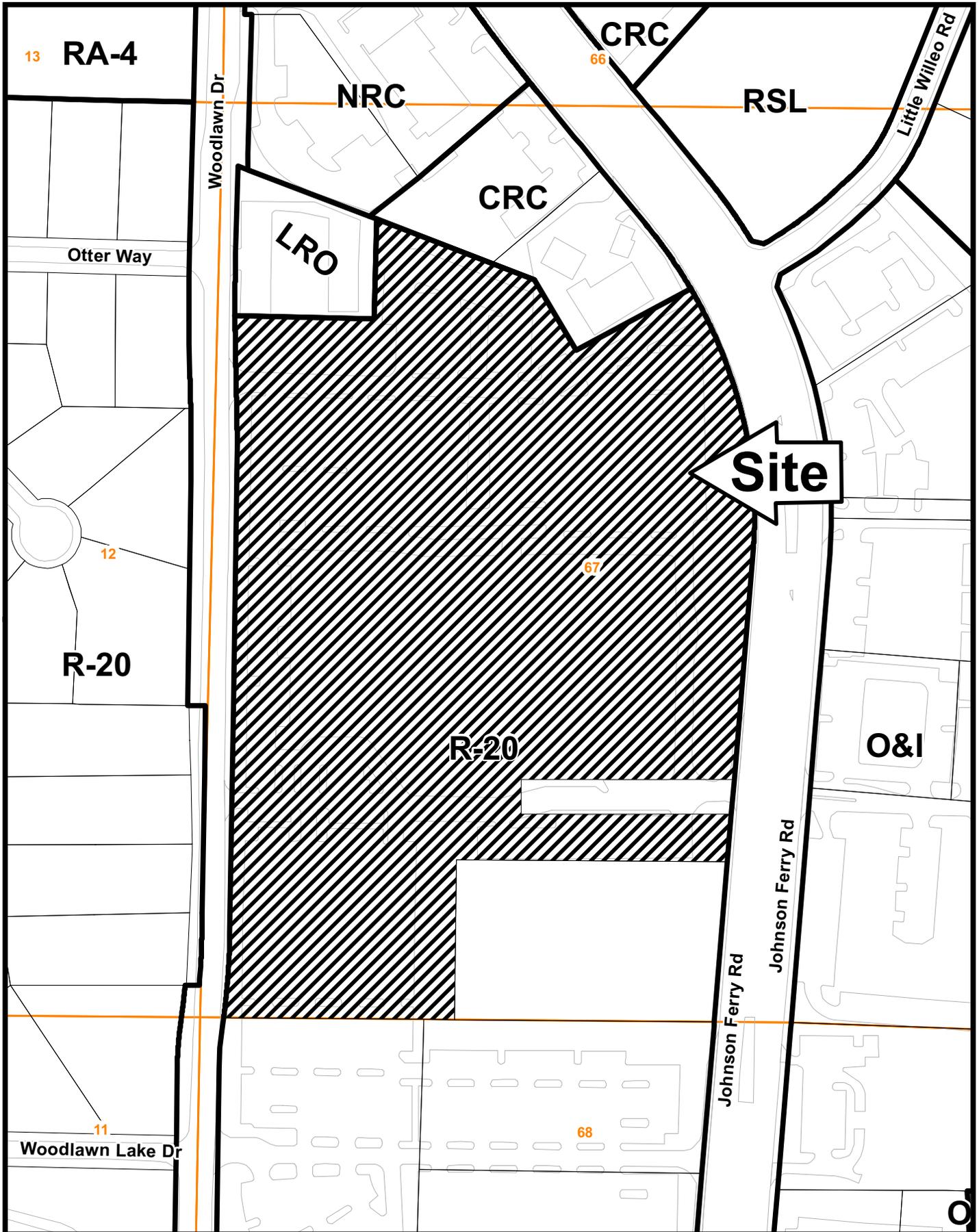
**APPLICANT:** Johnson Ferry Baptist  
Church, Inc. \_\_\_\_\_

**PETITION No.:** V-169

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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-169



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

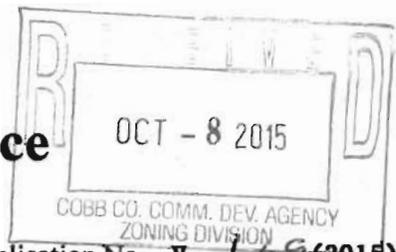
0 100 200  
Feet



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)



Application No. V-169(2015)  
Hearing Date: 12/09/2015

Applicant Johnson Ferry Baptist Church, Inc. Phone # (770) 973-6561 E-mail \_\_\_\_\_  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
John H. Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs.com  
(representative's signature) Georgia Bar No. 519800



My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

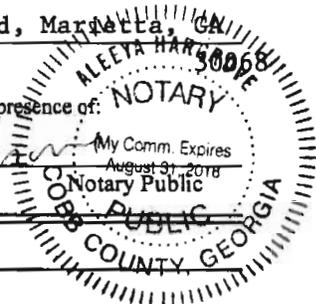
Titleholder Johnson Ferry Baptist Church, Inc. Phone # (770) 973-6561 E-mail \_\_\_\_\_

Signature BY: [Signature] Address: 955 Johnson Ferry Road, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Jerry Maxfield  
Business Administrator

Signed, sealed and delivered in presence of:  
[Signature]  
My Comm. Expires August 31, 2018  
Notary Public

My commission expires: August 31, 2018



Present Zoning of Property R-20

Location West side of Johnson Ferry Road; East side of Woodlawn Drive; North of Lower Roswell Road (955 Johnson Ferry Road)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 67 District 1st Size of Tract 15.76± 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 X

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).

**See Exhibit "A" attached hereto and incorporated herein by reference.**

List type of variance requested: (1) Waiver of the building setback along the southerly property line with the adjacent single-family residence located at 919 Johnson Ferry Road from the required fifty (50) feet to thirty (30) feet, as more particularly shown and reflected on the site plan. (§ 134-271(4)(d)).