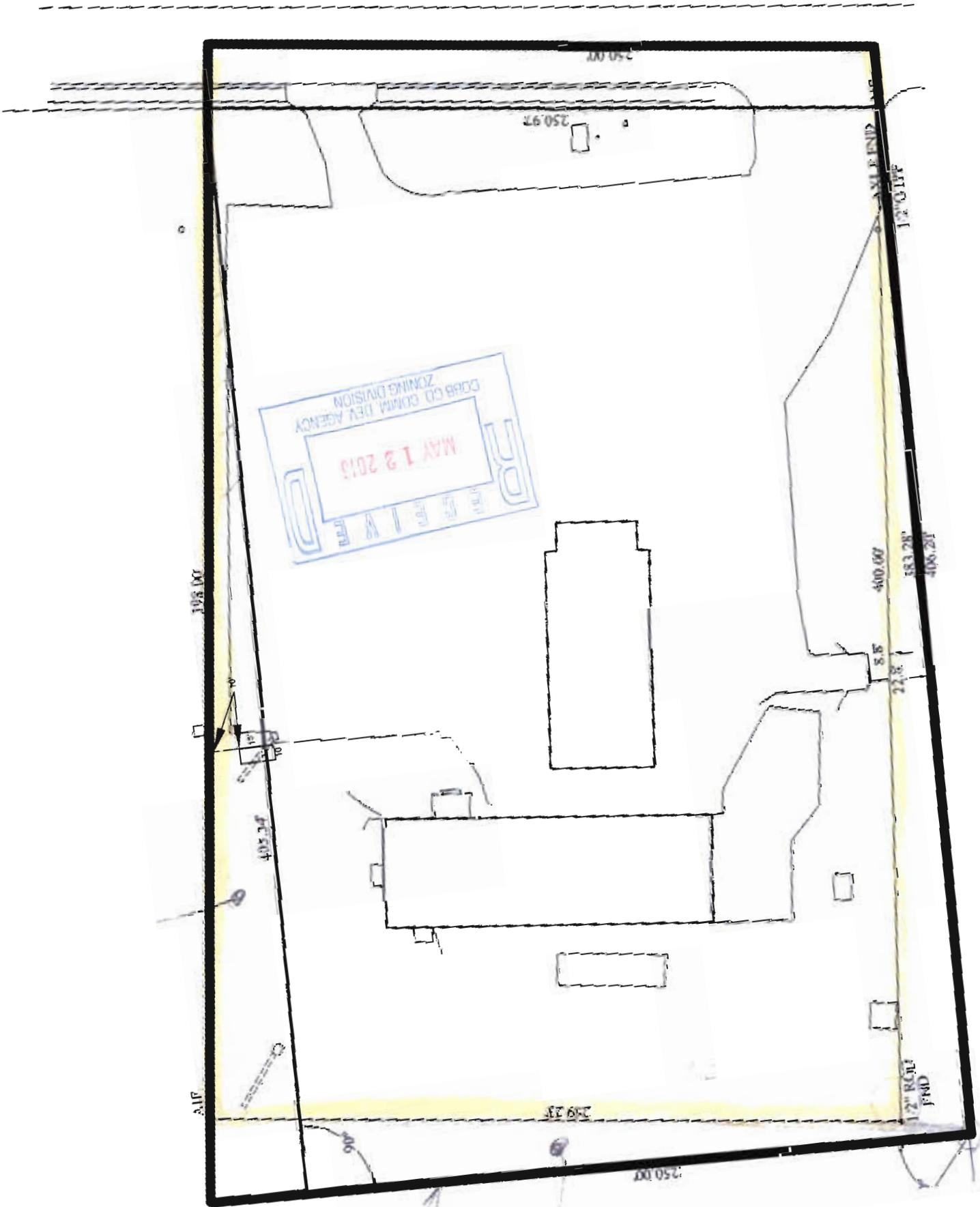


V-96  
(2016)



**APPLICANT:** Mt. Olivet Baptist Church

**PETITION No.:** V-96

**PHONE:** \_\_\_\_\_

**DATE OF HEARING:** 07-13-2016

**REPRESENTATIVE:** Bobby Richardson

**PRESENT ZONING:** R-30

**PHONE:** 404-547-5633

**LAND LOT(S):** 160

**TITLEHOLDER:** Mt. Olivet Baptist Church

**DISTRICT:** 20

**PROPERTY LOCATION:** On the west side of Acworth Due West Road, north of Old Stilesboro Road (2385 Acworth Due West Road).

**SIZE OF TRACT:** 2.43 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the setbacks for a church from the required 50 feet to 10 feet adjacent to the northern property line, 40 feet adjacent to the western property line, and 20 feet adjacent to the southern property line; and 2) waive the required 35 foot landscaped screening buffer abutting residential property to zero feet adjacent to the northern and southern property lines.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Mt. Olivet Baptist Church      **PETITION No.:** V-96

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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:**

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are 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 for V-96.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

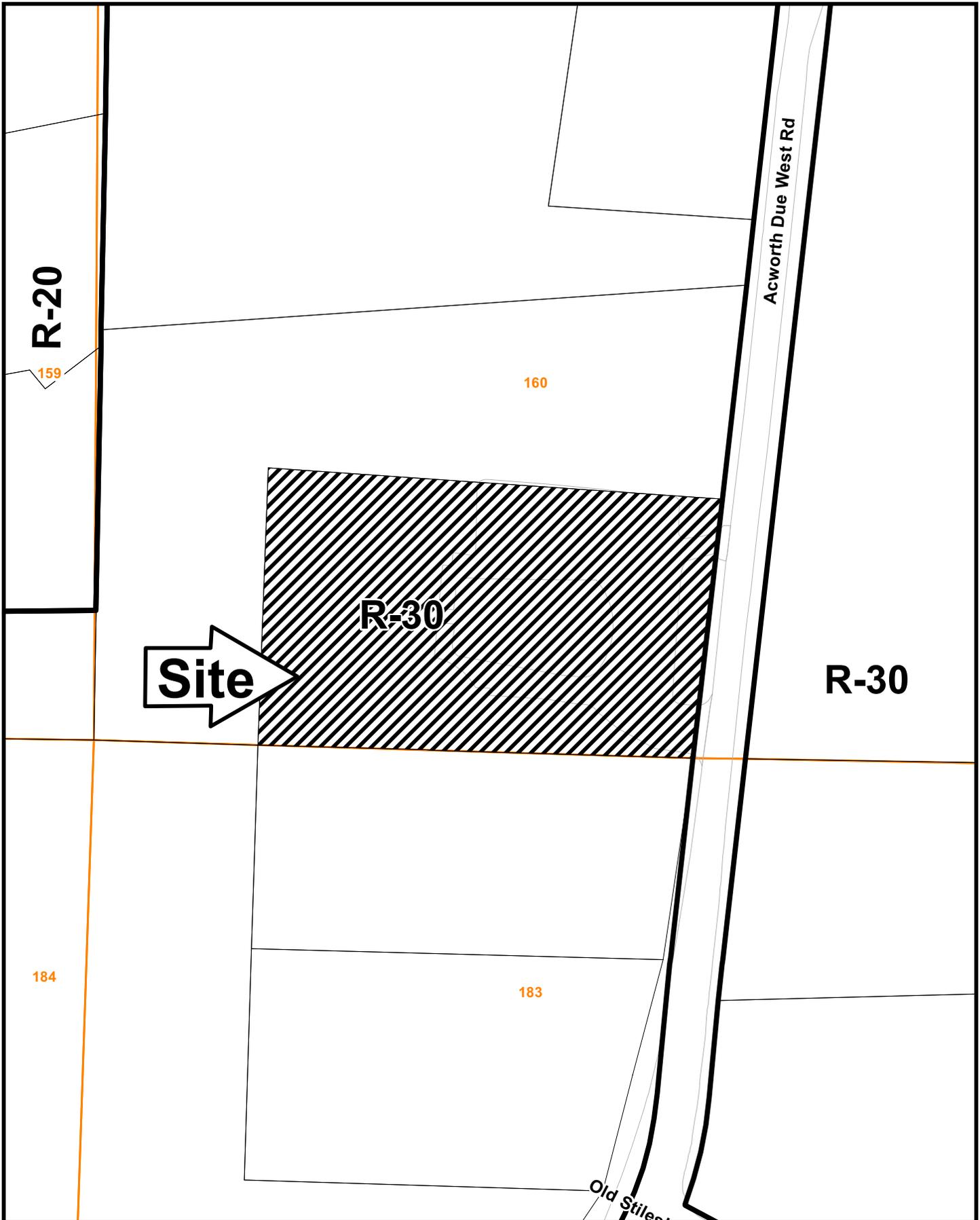
**SEWER:** No conflict.

**APPLICANT:** Mt. Olivet Baptist Church      **PETITION No.:** V-96

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**FIRE DEPARTMENT:** NO COMMENTS: 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-96-2016 GIS



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

# Cobb County

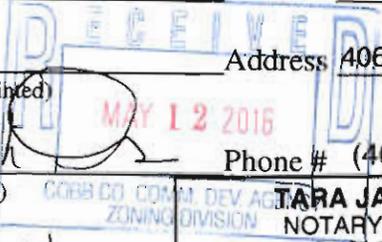
(type or print clearly)

Application No. V-96  
Hearing Date: 7-13-16

Applicant Mt. Olivet Baptist Church Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Bobby Richardson Address 4060 Turnstone Drive, Kennesaw, GA 30152-6420  
(representative's name, printed) (street, city, state and zip code)

Bobby Richardson Phone # (404) 547-5633 E-mail b.r.\_usasgmret@outlook.com  
(representative's signature)



**TARA JACKSON**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Nov. 24, 2018

My commission expires: 11/24/18

Signed, sealed and delivered in presence of:  
Tara Jackson  
Notary Public

Titleholder Mt. Olivet Baptist Church Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature Michael A. Smith Address 118 Sterling Pointe Dr., Acworth, GA  
Smith (attach additional signatures, if needed) (street, city, state and zip code)

**SEE ATTACHED**

My commission expires: DECEMBER 12, 2016



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

Present Zoning of Property R-30

Location 2385 Acworth Due West Road, Acworth, GA 30101-3910  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 20 Size of Tract 2.66 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 2.66 AC Shape of Property Trapezoid Topography of Property Lvl to slope Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO 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:

The Church needs a storage shed for lawn mowers and trash receptacles. Existing storage for the mowers is old and unsafe, and access to the shed is along an incline which is dangerous to traverse. Due to this, currently the mower is anchored (locked) to a support pole for the church bus. The trash bin's open area storage has old board walls leaning in preparation for collapse and being open allow any and all manner of animals to enter and scatter the trash. These are safety and health issues.

List type of variance requested: The Church does not have an accessible area 50' from a line on which to build the shed. When built the shed will have no permanent foundation, and will not block the flow of normal rainwater. The Church is on a tract of approx 250' by 400' with church buildings and parking areas taking up the majority of the land. The back of the lot is heavily wooded, and not readily accessible by a mower due mainly to the steep slopes. The Church requests approval to build a 10'x15' shed approximately 10' from the north central property line. Request approval of variance of the 50' code requirement.