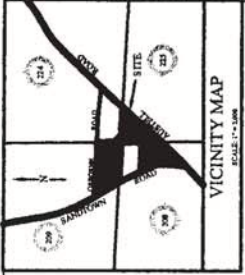
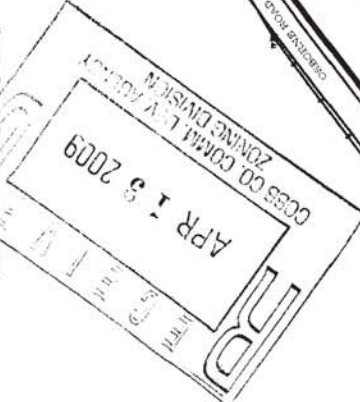




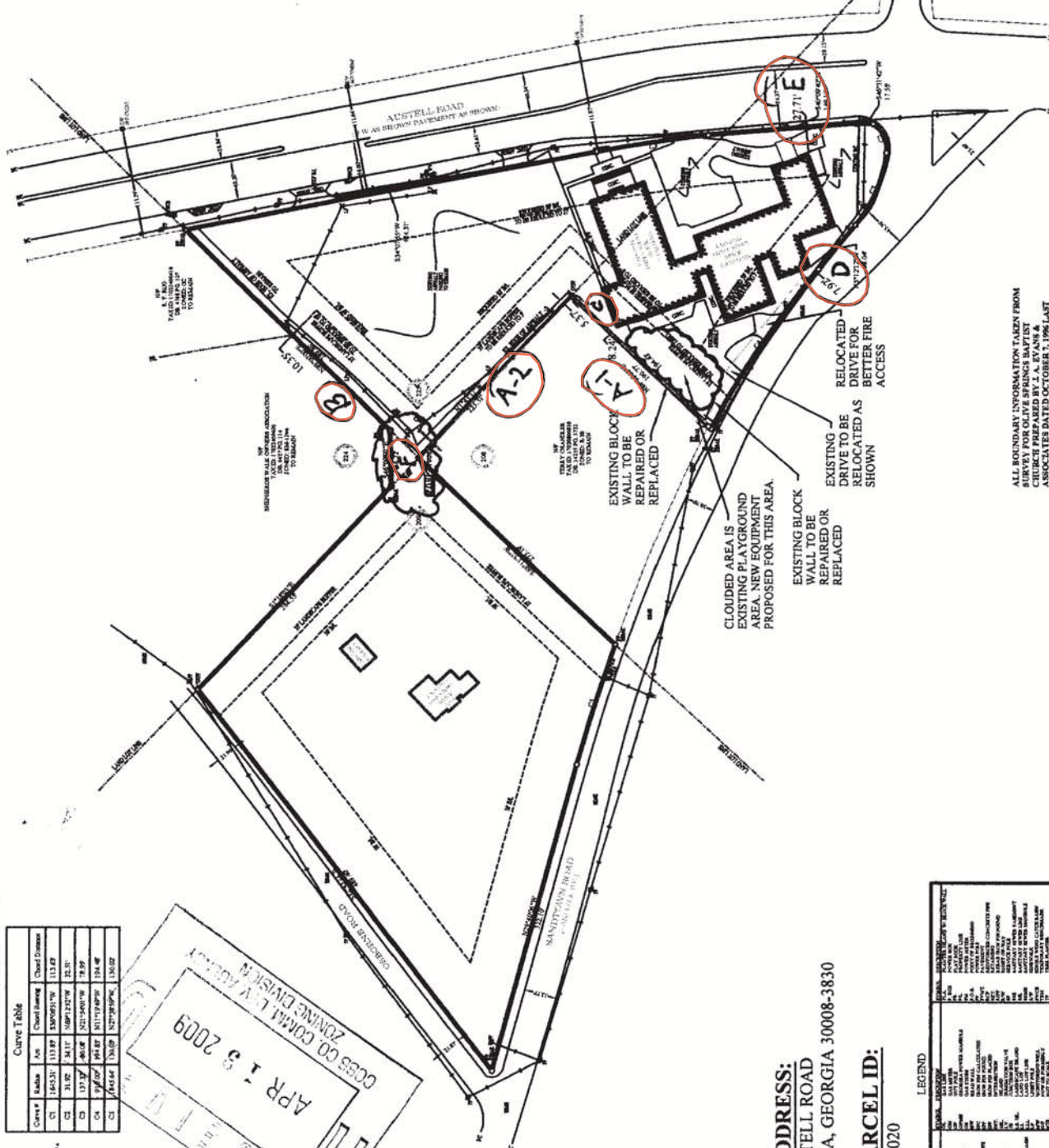
TRACT AREA = 5.943 ACRES (258,877.08 S.F.)

Curve #	Radius	Size	Chord Bearing	Chord Distance
C1	140.531'	113.80'	S30W0517W	113.80'
C2	31.02'	34.17'	S89W125W	28.37'
C3	137.37'	46.08'	S21W49W	38.39'
C4	39.07'	48.82'	N11W49W	34.48'
C5	41.64'	39.09'	S27W28W	33.02'



GENERAL NOTES:

- OWNER
OLIVE SPRINGS BAPTIST CHURCH
1528 AUSTELL ROAD
MARIETTA, GEORGIA 30008
(770) 427-5519
CONTACT: MATTHEW HELTON
- PROPERTY ZONED R-20 TO REMAIN
- TRACT AREA = 5.943 ACRES (258,877.08 S.F.)
- NO WETLANDS EXIST AS PER THE NATIONAL WETLANDS INVENTORY MAPS
- EXISTING SANCTUARY IS 500 SEATS AND THE EXISTING PARKING IS 175 PARKING SPACES.
- VARIANCES REQUEST:
A) TO REDUCE THE REQUIRED 35' LANDSCAPE BUFFER ON THE NORTH & WEST PROPERTY LINES COMMON WITH THE CHANDLER PROPERTY TO ZERO ON THE NORTH COMMON PROPERTY LINE AND 5' ON THE WEST COMMON PROPERTY LINE. NOTE THE WEST COMMON PROPERTY LINE IS ALSO KNOWN AS THE NORTH-SOUTH COMMON LAND LOT LINE FOR LAND LOTS 208 & 225.
B) TO REDUCE THE REQUIRED 35' LANDSCAPE BUFFER ON THE NORTH COMMON PROPERTY LINE WITH THE SHEPHERDS WALK OWNERS ASSOCIATION TO 10'.
C) TO REDUCE THE REQUIRED 50' BUILDING LINE ALONG THE NORTH COMMON PROPERTY LINE WITH THE CHANDLER PROPERTY (SAID LINE BEING THE SOUTH PROPERTY LINE OF THE CHANDLER PROPERTY), TO 8'.
D) TO REDUCE THE REQUIRED 50' BUILDING LINE ALONG THE RIGHT-OF-WAY OF SANDTOWN ROAD TO 7'.
E) TO REDUCE THE REQUIRED 50' BUILDING LINE ALONG THE RIGHT-OF-WAY OF AUSTELL ROAD TO 27'.



ALL BOUNDARY INFORMATION TAKEN FROM
RECORD MAPS AND SURVEY RECORDS
CHURCH PREPARED BY J. A. EVANS
ASSOCIATES DATED OCTOBER 7, 1996 LAST
REVISED FEBRUARY 7, 2006.

GRAPHIC SCALE IN FEET
0 50 100 150

SITE ADDRESS:
1528 AUSTELL ROAD
MARIETTA, GEORGIA 30008-3830

TAX PARCEL ID:
#17020800020

LEGEND

EXISTING BUILDING	EXISTING DRIVE	EXISTING SIDEWALK	EXISTING CURB	EXISTING LANDSCAPE BUFFER	EXISTING WETLANDS	EXISTING SANDTOWN ROAD RIGHT-OF-WAY	EXISTING AUSTELL ROAD RIGHT-OF-WAY	EXISTING SANDTOWN ROAD CENTERLINE	EXISTING AUSTELL ROAD CENTERLINE	EXISTING SANDTOWN ROAD CENTERLINE	EXISTING AUSTELL ROAD CENTERLINE
PROPOSED BUILDING	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED CURB	PROPOSED LANDSCAPE BUFFER	PROPOSED WETLANDS	PROPOSED SANDTOWN ROAD RIGHT-OF-WAY	PROPOSED AUSTELL ROAD RIGHT-OF-WAY	PROPOSED SANDTOWN ROAD CENTERLINE	PROPOSED AUSTELL ROAD CENTERLINE	PROPOSED SANDTOWN ROAD CENTERLINE	PROPOSED AUSTELL ROAD CENTERLINE
EXISTING BLOCK WALL	PROPOSED BLOCK WALL	EXISTING PLAYGROUND	PROPOSED PLAYGROUND	EXISTING SANCTUARY	PROPOSED SANCTUARY	EXISTING PARKING	PROPOSED PARKING	EXISTING DRIVE	PROPOSED DRIVE	EXISTING SIDEWALK	PROPOSED SIDEWALK
EXISTING CURB	PROPOSED CURB	EXISTING LANDSCAPE BUFFER	PROPOSED LANDSCAPE BUFFER	EXISTING WETLANDS	PROPOSED WETLANDS	EXISTING SANDTOWN ROAD RIGHT-OF-WAY	PROPOSED SANDTOWN ROAD RIGHT-OF-WAY	EXISTING SANDTOWN ROAD CENTERLINE	PROPOSED SANDTOWN ROAD CENTERLINE	EXISTING AUSTELL ROAD CENTERLINE	PROPOSED AUSTELL ROAD CENTERLINE

OLIVE SPRINGS BAPTIST CHURCH

LAND LOTS 208, 209, 224 & 225
17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
1901 AUSTELL ROAD, SUITE 200, SANDTOWN, GEORGIA 30177
PH: (770) 432-5235, FAX: (770) 434-8461

DATE: 02/27/2009

APPLICANT: Olive Springs Baptist Church
PHONE: 770-429-5519
REPRESENTATIVE: Clay C. Brown
PHONE: 770-429-5519
PROPERTY LOCATION: Located at the northwest intersection of Austell Road and Sandtown Road and at the southeasterly intersection of Sandtown Road and Osborne Road (1528 Austell Road).

PETITION NO.: V-53
DATE OF HEARING: 06-10-09
PRESENT ZONING: R-20, RM-12
LAND LOT(S): 208, 209, 224, 225
DISTRICT: 17
SIZE OF TRACT: 5.9 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the landscape screening buffer from the required 35 feet to zero feet on the north property line common with the Chandler property (shown as Variance A-1 on the site plan); 2) waive the landscape screening buffer from the required 35 feet to 5 feet on the west property line common with the Chandler property (shown as Variance A-2 on the site plan); 3) waive the required 35 foot landscape screening buffer on the north common property line with the Shepherds Walk Owners Association to 10 feet (shown as Variance B on the site plan); 4) waive the building setback from the required 50 feet to 8 feet along the north common property line with the Chandler property (shown as Variance C on the site plan); 5) waive the building setback from the required 50 feet to 7 feet adjacent to the right-of-way of Sandtown Road (shown as Variance D on the site plan); 6) waive the setback from the required 50 feet to 27 feet adjacent to Austell Road (shown as Variance E on the site plan); and 7) waive the 35 foot screening buffer from the required 35 feet to zero feet in the area between the Chandler property and the Shepherds Walk Owners Association property (shown as Variance F on the site plan).

COMMENTS

TRAFFIC: Recommend applicant verify that minimum intersection sight distance is available for all driveways and if it is not, implement remedial measures subject to Department’s approval to achieve the minimum requirement of 390 feet.

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: No comments.

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.

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.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

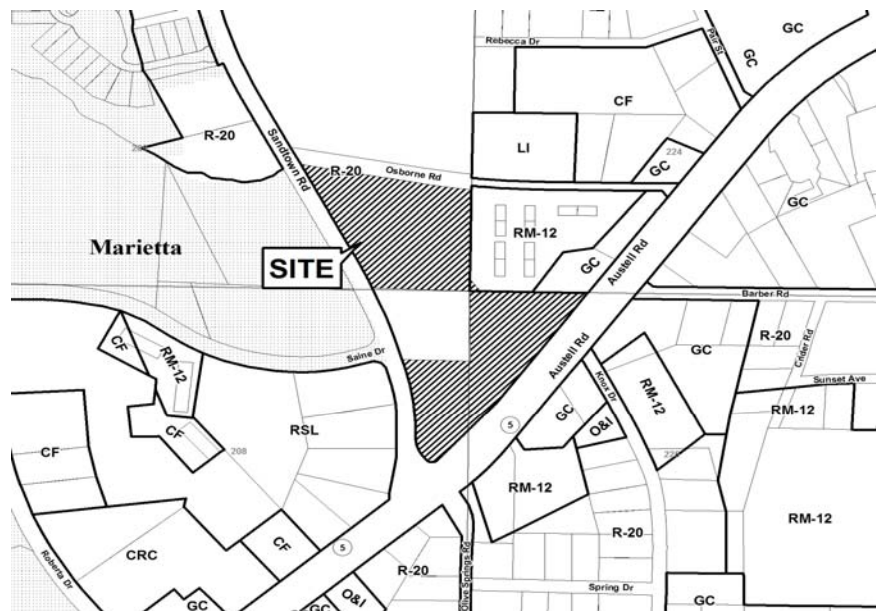
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

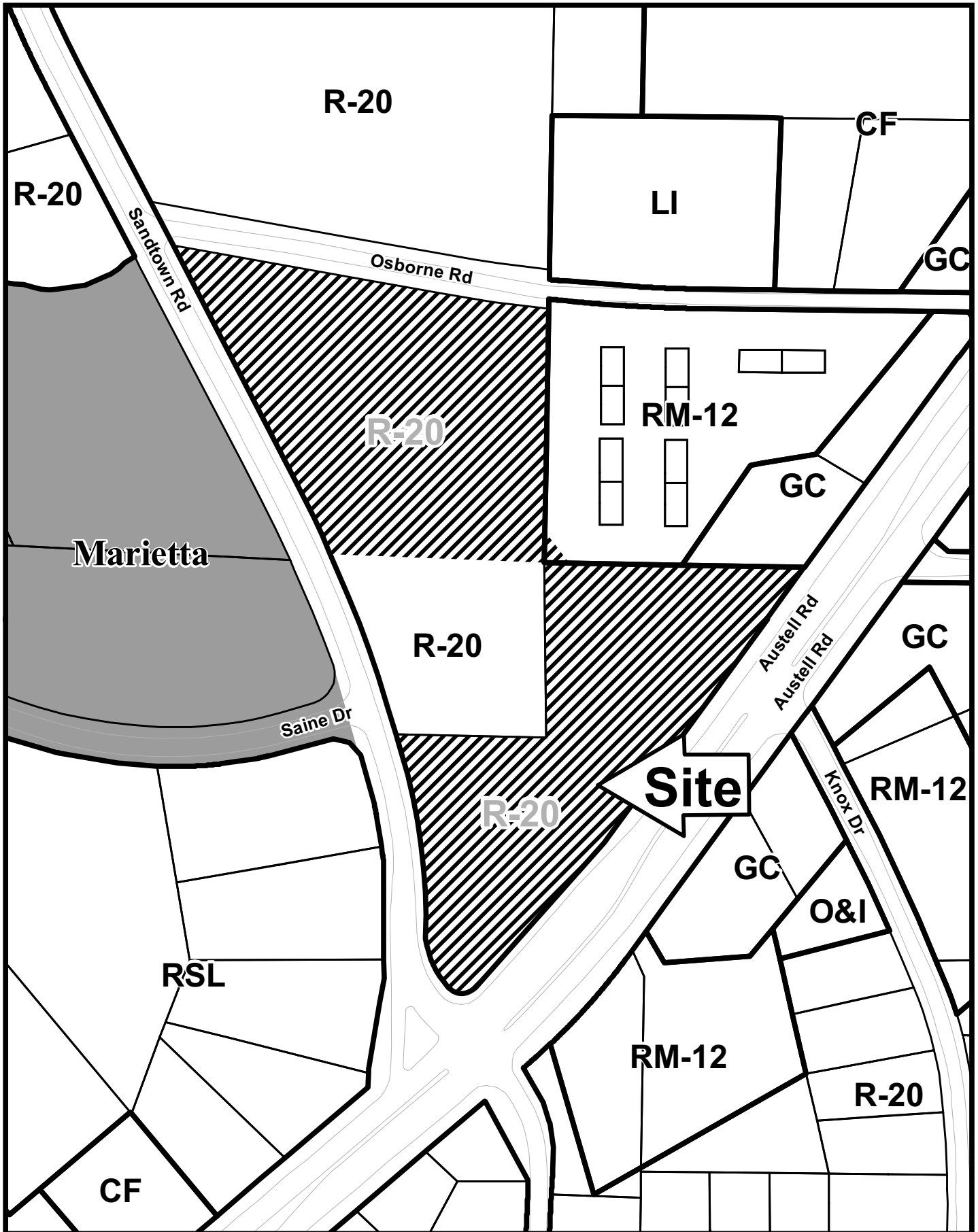
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

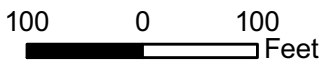
STIPULATIONS: _____



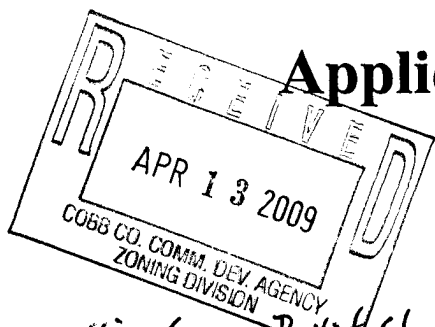
V-53



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-53
Hearing Date: 6-12-09

Applicant Five Springs Baptist Church Business Phone (770) 427-5519 Home Phone 770-429-5564

Clay C. Brown Address 1889 Dovonshire Road, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30064

[Signature] Business Phone 770-427-5519 Cell Phone 404-358-4866
(representative's signature)

Signed, sealed and delivered in presence of:
Dallie A. Johnson
Notary Public

My commission expires: July 17, 2011

Titleholder Five Springs Baptist Church, Inc. Business Phone 770-427-5519 Home Phone _____

Signature [Signature] Address: 1889 Dovonshire Road, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30064

Signed, sealed and delivered in presence of:
Dallie A. Johnson
Notary Public

My commission expires: July 17, 2011

Present Zoning of Property R-20

Location 1528 AUSTELL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 208, 209, 224, 225 District 17 Size of Tract 5.9 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.

Existing structures needing repair or replacement as shown on the variance plan provided

List type of variance requested: See plan for variances A through E.