

APPLICANT: Immanuel Korean United Methodist Church
PHONE: 770-575-1366
REPRESENTATIVE: Yong Chul Shin
PHONE: 404-395-6578
TITLEHOLDER: Immanuel Korean United Methodist Church
PROPERTY LOCATION: At the northeastern intersection of Old Canton Road and Blue Sky Drive (180 Blue Sky Drive).

PETITION No.: V-85
DATE OF HEARING: 06-15-2016
PRESENT ZONING: R-20
LAND LOT(S): 1179
DISTRICT: 16
SIZE OF TRACT: 20.01 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow primary access to a church facility from a local street rather than an arterial or major collector roadway; and 2) allow an accessory structure (proposed dumpster) to be to the front of the primary structure.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION
APPROVED _____ MOTION BY _____
REJECTED _____ SECONDED _____
HELD _____ CARRIED _____
STIPULATIONS: _____



APPLICANT: Immanuel Korean United
Methodist Church

PETITION No.: V-85

COMMENTS

TRAFFIC: Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend locating the driveway a minimum of 50 ft from the intersection of Old Canton Road and Blue Sky Drive upon development.

Recommend commercial driveway on Blue Sky Drive to be installed per section 402.08, Non-Residential Driveways, of the Cobb County Development Standards. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: Subject to verification that structure is located outside Lake Sentinel's dam breach zone during Plan Review.

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-72 –V-85.

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.

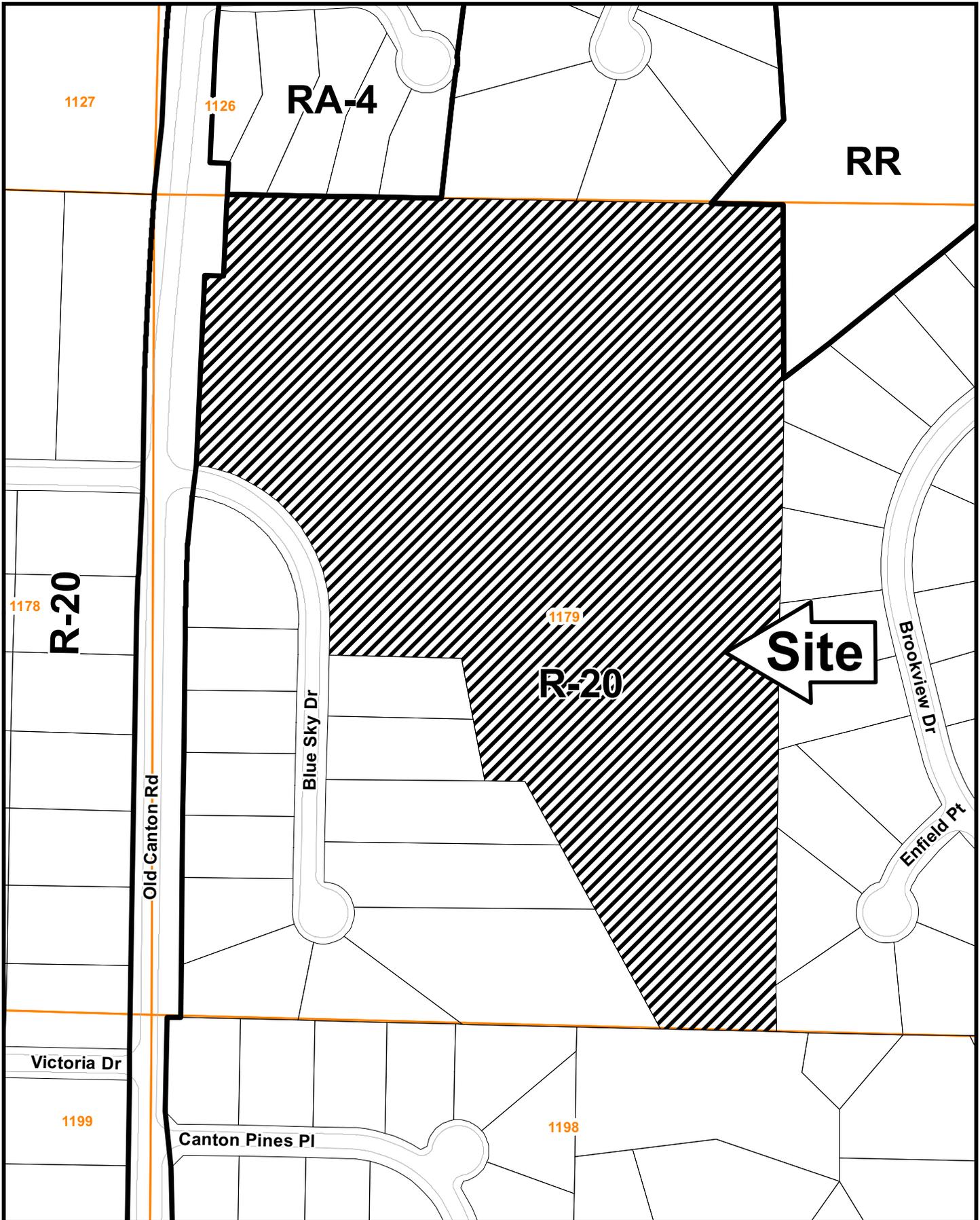
SEWER: No conflict.

APPLICANT: Immanuel Korean United
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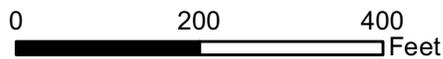
PETITION No.: V-85

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.

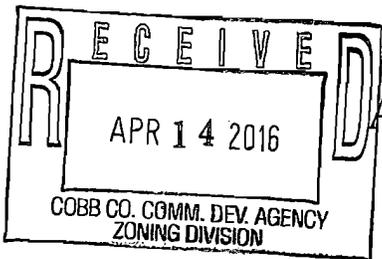
V-85-2016 GIS



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-85
Hearing Date: 6-15-16

Applicant Immanuel Korean United Methodist Church Phone # 770-575-1366 E-mail YCS1003@gmail.com
YONG CHUL SHIN Address 945 Old Canton Rd, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Yong C Shin Phone # 404-395-6578 E-mail YCS1003@gmail.com
(representative's signature)

My commission expires: 11/24/2019
SOLOMON LUNGU Signed, sealed and delivered in presence of:
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 24, 2019
Notary Public

Titleholder Immanuel Korean United Methodist Church Phone # 770-575-1366 E-mail YCS1003@gmail.com
Signature YONG CHUL SHIN Address: 180 Blue Sky Dr, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Yong C Shin My commission expires: 11/24/2019
SOLOMON LUNGU Signed, sealed and delivered in presence of:
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 24, 2019
Notary Public

Present Zoning of Property Residential (R5)

Location 180 Blue Sky Dr, Marietta, GA 30068; Old Canton Rd and Blue Sky Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1179 District 16th Size of Tract 19.8 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 X Topography of Property X Other X

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

IKUMC plans to construct a 3,509 sf church on this property. The church will have 72 seats and 18 parking spaces. The zoning ordinance requires that vehicular access to churches be on an arterial street. Due to limited property frontage along the arterial street Old Canton Rd between the Sope Creek bridge and Blue Sky Dr, an entrance drive on Old Canton Rd is not possible without reconstructing the bridge. Please see the attached site plan.

List type of variance requested: We are requesting a variance to allow for the entrance drive to the planned IKUMC church to be on the non-arterial street Blue Sky Dr.