

**MAY 16, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

**ITEM 018**

**PURPOSE**

To consider a site plan and stipulation amendment for Mt. Bethel Christian Academy, Inc. regarding case SLUP-11 (Mt. Bethel United Methodist Church, Inc.) of 2013. The property is located on the north side of Post Oak Tritt Road, west of Holly Springs Road, in Land Lots 599, 600, 625 and 626 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was approved for a Special Land Use Permit to operate a private school in 2013. The applicant has been working on improving the property and finds that it needs to amend the site and stipulations to accommodate a temporary classroom addition near the front of the school building. The proposed temporary classroom addition would have six classrooms and the applicant anticipates needing the temporary classrooms through May of 2020. If approved, all previous stipulations would remain in effect.

**STAFF COMMENTS**

Cobb County Stormwater Management: Subject to Plan Review.

**RECOMMENDATION**

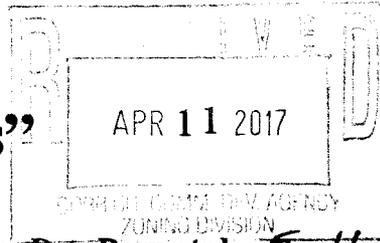
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



06-018-2017

BOC Hearing Date Requested: 5-16-17

Applicant: MT. BETHEL CHRISTIAN ACADEMY, INC. Phone #: (770) 971-2880  
(applicant's name printed)

Address: 2509 POST OAK TRITT E-Mail: dan.boswell@mtbethel.org

cl/ Ellen W Smith  
Holtzner Zatzoff & Wasserman  
(representative's name, printed) Address: 100 Galleria Pkwy, Suite 1800, Atlanta GA 30339

[Signature] Phone #: (770) 661-1216 E-Mail: esmith@hzw.com  
(representative's signature)

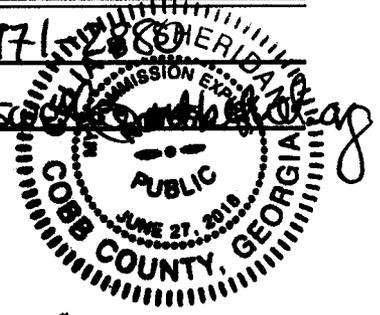


Signed, sealed and delivered in presence of:

[Signature] My commission expires: \_\_\_\_\_  
Notary Public

Titleholder(s): MT. BETHEL CHRISTIAN ACADEMY, INC. Phone #: (770) 971-2880  
(property owner's name printed)

Address: 2509 Post Oak Tritt Rd E-Mail: dan.boswell@mtbethel.org  
Louisa Mowler  
(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature] My commission expires: 6-27-18  
Notary Public

Commission District: 3 Zoning Case: SLUP-11 (#357-11/18/1980)

Size of property in acres: 4-33 acres Original Date of Hearing: 11/19/2013

Location: 2509 Post Oak Tritt Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 599, 600, 625 & 626 District(s): 16th, 2d section

State specifically the need or reason(s) for Other Business: To allow for the placement of a modular classroom building through May 31, 2020.

# HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5947

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith

e-mail [esmith@honzw.com](mailto:esmith@honzw.com)

April 11, 2017

**BY HAND DELIVERY**

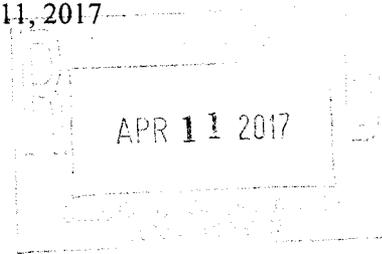
Zoning Division

Community Development Agency

Cobb County, Georgia

1150 Powder Springs Street, Suite 400

Marietta, Georgia 30064



Re: Application for “Other Business” by Mt. Bethel Christian Academy, Inc. (the “*Application*”) with respect to that certain property commonly known as 2509 Post Oak Tritt Road, Marietta, Georgia (the “*Property*”)

Ladies and Gentlemen:

This law firm has the pleasure of representing Mt. Bethel Christian Academy, Inc. (“*Mt. Bethel*”), with respect to the Application. Mt. Bethel respectfully submits for your consideration the Application, the approval of which will allow for the installation of a temporary modular classroom building on the Property through the end of May 2020.

### **Background**

In 2013, Mt. Bethel contracted with the Marcus Jewish Community Center of Atlanta, Inc. (the “*JCC*”) to acquire the Property, which is an approximately 33.25-acre tract zoned R-20, and which had been used as a Jewish community center since the mid-1980s (*see* Application No. 357, heard November 18, 1986). On November 19, 2013, the Cobb County Board of Commissioners granted to Mt. Bethel a Special Land Use Permit to allow the Property to be used for a private school. Mt. Bethel subsequently acquired the Property and since August 2014, has been operating its high school at the “North Campus”, as it calls the Property.

When the high school opened, it had 9 students. In the past three years, it has grown and, to allow that continued growth without the capital expense of a new classroom building, Mt. Bethel seeks the right to install a temporary modular classroom building on the Property.

### **“Other Business” Request**

When the high school opened, it had 9 students. In the past three years, it has grown and, to allow that continued growth without the capital expense of a new classroom building, Mt. Bethel seeks the right to install a temporary modular classroom building on the Property. Previously, prior to opening and to allow school to start in August 2014, Mt. Bethel had a modular classroom onsite just for an approximate 6 month period, while interior renovations to the existing classroom building were completed. At this point, although a Phase II site plan was approved in connection with the original SLUP that allows for construction of a new building, Mt. Bethel is not yet poised to undertake that construction. It still needs time to grow its student body and is experiencing these growing pains.

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

Zoning Division  
Community Development Agency  
Cobb County, Georgia  
April 7, 2017  
Page 2

The originally approved SLUP Phase I site plan showed a new classroom addition of approximately 4,000 square feet on the southern end of the existing 21,000 square foot building. That addition has not been made. Instead, Mt. Bethel proposes that as the location for a modular classroom building to be on site through the end of the spring semester in May 2020, as more particularly shown on the site plan being filed with this Application. This modular building actually includes 6 classroom buildings as more particularly shown on the floor plans enclosed.

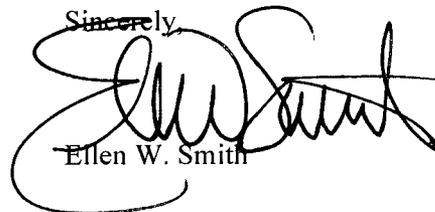
We have received a waiver of the Application fee, but enclose our check in the amount of \$30.00 for sign posting fees. Also enclosed in connection with the Application are the following:

1. A copy of the tax receipt reflecting the exempt status of the Property from the Cobb County Tax Assessor's website; and
2. Copies of the Board's November 19, 2013 minutes and Applicant's zoning conditions letter dated November 11, 2013, reflecting the approval of SLUP-11, the Mt. Bethel private school SLUP, together with various approvals since approval of the SLUP including, without limitation approval of OB-57 (2014).

We confirm that none of the site plan revisions requested impact the conditions of SLUP-11, previously approved and that the proposed location of the modular classroom meets the buffer and setback restrictions applicable to the Property.

Mt. Bethel's Application meets and exceeds the minimum requirements of the Zoning Ordinance. We respectfully request the approval of this Application at the Board's May 16, 2017 hearing.

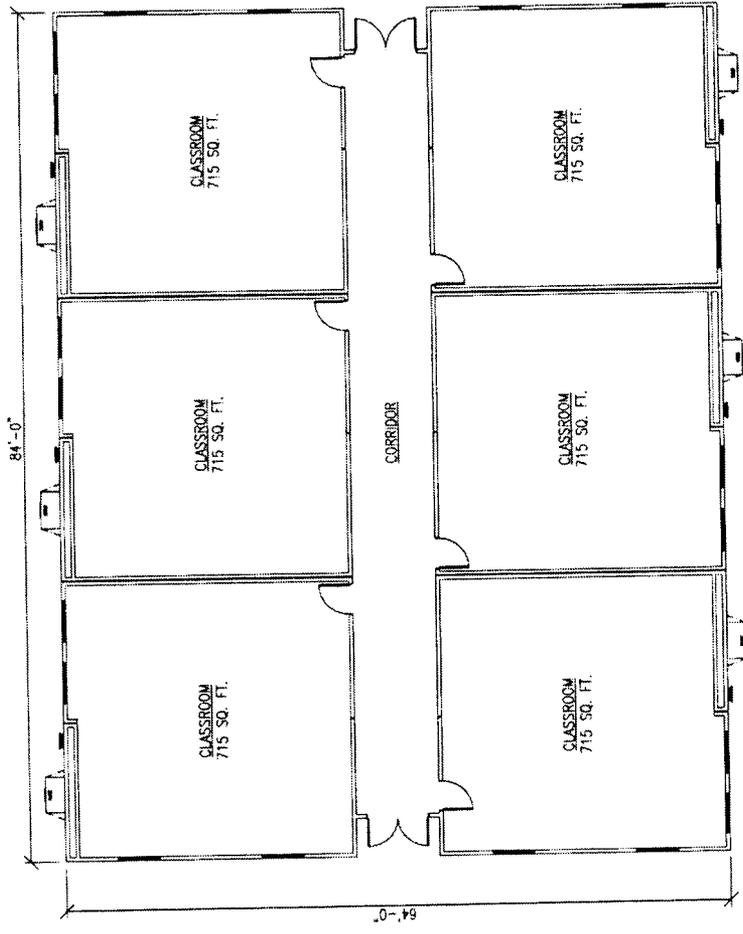
We are happy to answer any questions or provide any information that the Division, its consultant or the Board may have with regard to the Application.

Sincerely,  
  
Ellen W. Smith

JMN/EWS/ews  
Enclosures



OB-018-2017  
Proposed  
Floorplan



APR 1 2017

<p>The drawings and all information contained herein, including but not limited to, the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schilav Learning Corporation (Schilav). This document and the information contained herein are the property of VMBS or Schilav and are not to be disseminated, copied, or used in any manner, or to any extent. Written authorization by a current employee of VMBS or Schilav must be obtained prior to use of this information, and the liability therefor which is represented by this complete page.</p>	<p>Drawing Date: 11/15/16          Drawn By: VANGUARD          Scale: NTS</p>	<p>Project: FLEX PLEX          Drawing: 6CR</p>
<p><b>VANGUARD</b>          MODULAR BUILDING SYSTEMS</p>	<p><b>BILL SIMPSON</b>          AREA SALES MANAGER          ATLANTA, GA          bsimpson@vanguardmodular.com          (770) 225-9701</p>	<p>6 CLASSROOM          FLEX PLEX          WITH NO RESTROOMS</p>

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
NOVEMBER 19, 2013  
PAGE 10

APR 11 2017

REGULAR CASES (CONT.)

LUP-32 CHANDRA L. YATES (CONT.)

- Occupants to park vehicles only on hardened surface of the driveway
- No on-street parking
- Any further verified code complaints would accelerate enforcement to 30 days from the date of the violation

VOTE: ADOPTED 4-0, Chairman Lee absent

A recess was taken from 10:40 a.m. until 10:47 a.m.

Commissioner Ott announced that he would recuse himself from SLUP-11, due to his affiliation with Mt. Bethel United Methodist Church, Inc.

SLUP-11 MT. BETHEL UNITED METHODIST CHURCH, INC. (Atlanta Jewish Community Center, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lots 599, 600, 625 and 626 of the 16<sup>th</sup> District. Located on the north side of Post Oak Tritt Road, west of Holly Springs Road (2509 Post Oak Tritt Road).

The public hearing was opened and Mr. Jim Callis and Ms. Ellen Smith addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Goreham, to approve Special Land Use Permit **subject to**:

- *Revised* Phase I and Phase II site plans dated 10/15/13, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Traffic flow plans (Phase I and Phase II) received by the Zoning Division September 25, 2013, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Statement of proposed site improvements dated September 3, 2013 (attached and made a part of these minutes)
- Letter of agreeable conditions from Ms. Ellen W. Smith dated November 4, 2013 (attached and made a part of these minutes) with the following changes:

MINUTES OF ZONING HEARING  
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NOVEMBER 19, 2013  
PAGE 11

REGULAR CASES (CONT.)

SLUP-11 MT. BETHEL UNITED METHODIST CHURCH, INC. (CONT.)

- Item No. 7 – amend to read: “... on any day of the week, or before 7:00 a.m. on weekdays and before 9:00 a.m. on Saturdays and Sundays.”
- Item No. 11 – amend second sentence to read: “For purposes of this paragraph, any modifications that increase density or intensity of the proposed uses; reduce the size or composition of an approved buffer....”
- Letter of agreeable conditions from Ms. Ellen W. Smith dated November 11, 2013 (attached and made a part of these minutes)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: ADOPTED 3-0-1, Chairman Lee absent, Commissioner Ott recused himself

OTHER BUSINESS

- O.B. 1** To consider correcting the zoning hearing minutes relating to rezoning application Z-33 of 2013 (Blake Properties, Inc.), for property located on the west side of West Sandtown Road, southwest of Dallas Highway in Land Lots 331 and 332 of the 20th District.

Mr. Pederson provided information regarding the correction of zoning hearing minutes for Z-33 of 2013. The public hearing was opened and Mr. Bruce Goodman and Ms. Keli Gambriel addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Ott, to **approve** Other Business Item No. 1 for correction of zoning hearing minutes regarding application Z-33 of 2013 (Blake Properties, Inc.), for property located on the west side of West Sandtown Road, southwest of Dallas Highway in Land Lots 331 and 332 of the 20th District **subject to:**

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith  
e-mail [esmith@huzw.com](mailto:esmith@huzw.com)

November 11, 2013

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 NOV 11 PM 1:45  
COBB COUNTY ZONING DIVISION

**BY HAND DELIVERY**

Mr. Jason Campbell  
Zoning Division  
Community Development Agency  
Cobb County, Georgia  
1150 Powder Springs Street  
Suite 400  
Marietta, Georgia 30064

Re: Application for Special Land Use Permit No. SLUP-11 by Mt. Bethel United Methodist Church, Inc. for private school (the "*Application*")

**REVISED CONDITIONS TO APPLICATION**

Dear Jason:

As you know, this law firm has the pleasure of representing Mt. Bethel<sup>1</sup> with respect to the Application. Mt. Bethel hereby submits the following proposed zoning conditions (*revised pursuant to the comments by the Planning Commission on November 5, 2013*) with respect to the Application. If Mt. Bethel's Application is approved by the Board of Commissioners, as requested, Mt. Bethel agrees to comply with the following conditions:

1. SLUP #11 shall be conditioned generally upon the Phase I and Phase II site plans prepared by Collins Cooper Carusi, dated August 29, 2013, last revised October 15, 2013, and filed with Cobb County on October 24, 2013 (collectively, the "*Site Plans*").
2. The 85-foot and 65-foot buffers shown on the Site Plans along the northern and northwestern property lines adjacent to properties fronting on Alberta Drive shall be maintained for so long as those properties adjacent to such northern property line but fronting on Alberta Drive are (i) used for single-family residences or (ii) are owned by a party other than Mt. Bethel. Once the conditions of (i) or (ii) are satisfied, then notwithstanding condition #1 above or this condition, such buffers shall be reduced to 35-feet.
3. With respect to traffic and parking related issues:
  - a. Mt. Bethel shall provide, when and as necessary between the hours of 7:00 a.m. to 8:30 a.m., a traffic officer to direct and facilitate traffic ingress and egress to and from the Property.

<sup>1</sup> Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Summary of Intent submitted with the Application.

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

Zoning Division, Cobb Community Development

November 11, 2013

Page 2

- b. Mt. Bethel shall provide, when and as necessary, bi-directional shuttles to and from the Property to its campus at 4385 Lower Roswell Road, Marietta, Georgia, in an effort to mitigate traffic impacts during the academic year.
4. The new multi-purpose field with surrounding track shall not be lighted. There shall be no stadium (meaning no permanent, fixed seating) constructed in connection with such multi-purpose field.
5. Any new lighting which Mt. Bethel installs either as replacement lighting for existing lighted playing fields, parking or otherwise, or as new lighting in connection with new improvements shown on the Site Plans, including new parking lots and drives, shall be environmentally sensitive and directed downward and inward to minimize light glare and spillage on adjacent neighbors' properties.
6. The following shall be honored during any construction activities on the Property (in addition to compliance with all Cobb County construction standards):
  - a. Construction staging (including all equipment, vehicles, materials storage and construction parking) shall take place entirely on the Property. No construction vehicles or equipment shall be parked along Post Oak Tritt Road.
  - b. No construction activities (expressly including deliveries of materials or equipment) shall occur (i) between the hours of 7:00 p.m. to 7:00 a.m., Monday through Friday (provided that the 7:00 p.m. hour may be extended to 8:00 p.m. during Daylight Savings Time); and (ii) at any time on Sunday. Furthermore, construction activities on Saturdays shall be only between the hours of 8:00 a.m. and 5:00 p.m.
  - c. Mt. Bethel shall notify the District Commissioner at least ten (10) days prior to the commencement of construction of new structures on the Property. Also, during the period of construction, Mt. Bethel will provide the District Commissioner and the President of the East Cobb Civic Association of a contact name and telephone number which will be answered 24 hours a day, 7 days a week regarding problems with the construction.
7. No equipment or machinery used for landscape maintenance or the cleaning of drives or parking lots shall be allowed to operate past 9:00 p.m. on any day of the week, or before 7:00 a.m. on weekdays and before 9:00 a.m. on Saturdays and Sundays.
8. All garbage and refuse containers shall have lids which shall remain closed when not in use. Dumpsters and trash containers shall only be emptied between the hours of 7 a.m. and 6 p.m. on non-holiday week-days (provided that Mt. Bethel shall use commercially reasonable efforts to ensure that emptying of dumpsters shall not occur during carpool drop-off times).
9. Once the Phase II new drive and parking have been constructed along the eastern property line of the Property, in the event of damage or destruction of the existing mature trees and buffering along said property line, Mt. Bethel shall replant such buffer with similar types of new vegetation

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

Zoning Division, Cobb Community Development

November 11, 2013

Page 3

and trees in coordination with the Cobb County Arborist to allow for growth that will mature to replace the buffer against neighboring property owners. Furthermore, Mt. Bethel agrees that there shall be no lighting installed within the buffering adjacent to any such new Phase II drive.

10. Mt. Bethel shall limit the number of students in the Mt. Bethel Christian Academy (its Private School on the Property) to 625 full-time students; provided, however this number shall not impact the Mt. Bethel Christian Academy campus located at 4385 Lower Roswell Road, Marietta, Georgia which operates pursuant to a separate Special Land Use Permit.
11. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density and intensity; reduce the size or composition of an approved buffer or landscape strip to adjacent property; relocate a structure closer to a property line; or, increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application.
12. The following Staff Recommendations: (a) Water and Sewer Division comments and recommendations; (b) Stormwater Management Division comments and recommendations; and Department of Transportation comments and recommendations. Please note that the first three conditions of the Staff Recommendations are address above. To the extent that there is any conflict between the Staff Recommendations and the 12 enumerated conditions contained in this letter, the 12 enumerated conditions contained herein shall govern.

Mt. Bethel respectfully requests the consideration of these proposed conditions, which have been presented to members of the East Cobb Civic Association Board, and Mt. Bethel respectfully respects approval of this application. Please let me know if you have any questions. Thank you.

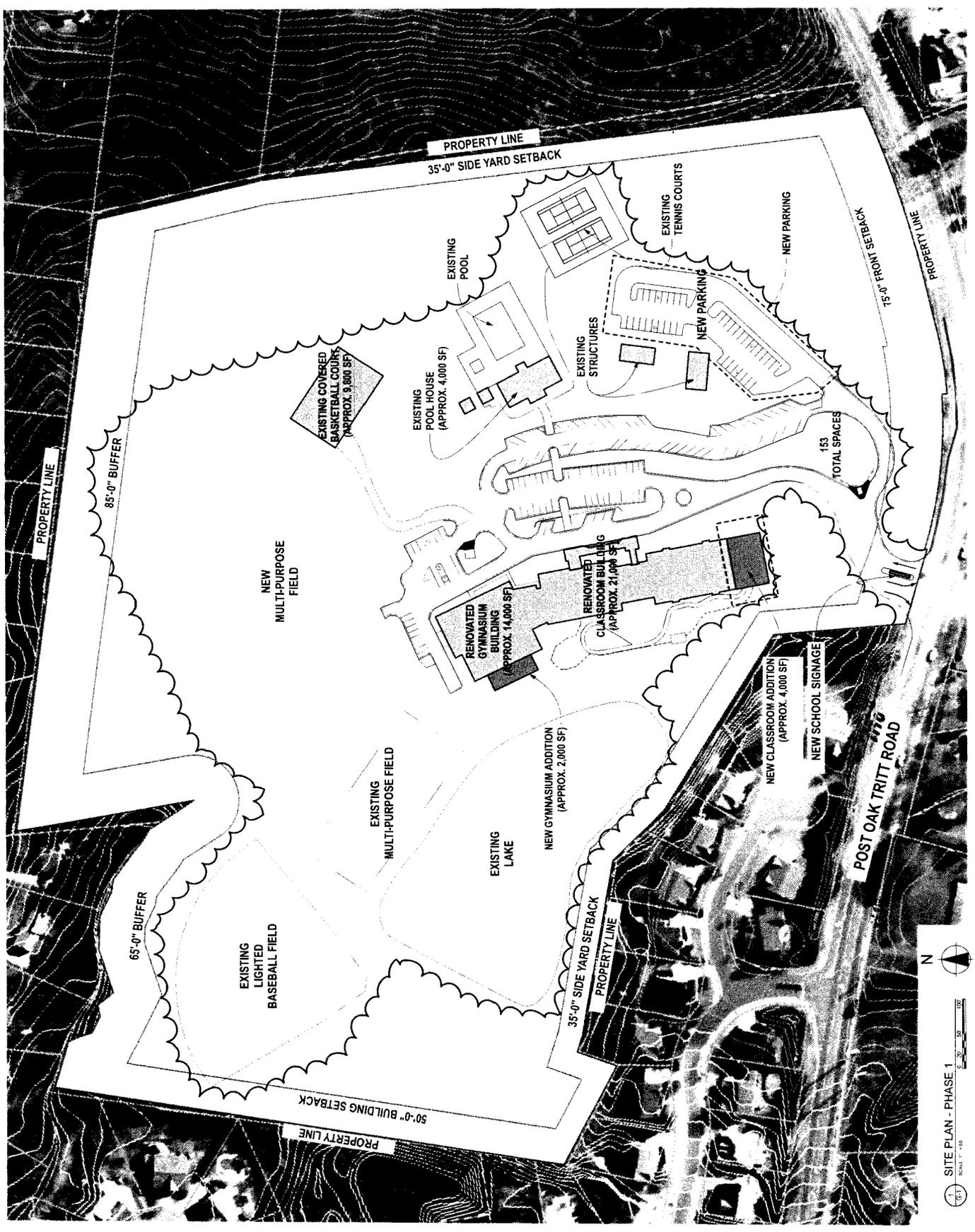
Sincerely,  
HOLT NEY ZATCOFF & WASSERMAN, LLP



Ellen W. Smith

EWS/JMN/ews

cc: The Honorable JoAnn Birrell, District Three Commissioner  
The Honorable Tim Lee, Chairman  
The Honorable Helen Goreham, District One Commissioner  
The Honorable Bob Ott, District Two Commissioner  
The Honorable Lisa Cupid, District Four Commissioner  
(all by e-mail only)



**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 16, 2014  
PAGE 7**

**OTHER BUSINESS**

*By general consensus, the order of business amended and O.B. 57 was brought forward on the agenda.*

*Commissioner Ott recused himself from O.B. 57 due to family connections to Mount Bethel Methodist Church.*

**O.B. 57** To consider a site plan and stipulation amendment for Mount Bethel Christian Academy, Inc. regarding application SLUP-11 of 2013 (Mt. Bethel United Methodist Church, Inc.), for property located on the north side of Post Oak Tritt Road, west of Holly Springs Road in Land Lots 599, 600, 625 and 626 of the 16th District.

Mr. Pederson provided information regarding stipulation and site plan amendments to add four tennis courts and to create community wide programs for swim and tennis facilities on the property. The public hearing was opened and Ms. Ellen Smith and Ms. Jill Flamm addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Goreham, to **approve** site plan and stipulation amendment for Mount Bethel Christian Academy, Inc. regarding application SLUP-11 of 2013 (Mt. Bethel United Methodist Church, Inc.), for property located on the north side of Post Oak Tritt Road, west of Holly Springs Road in Land Lots 599, 600, 625 and 626 of the 16th District, subject to:

- **Site plan received by the Zoning Division August 12, 2014, with District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **Letter from Mr. James M. Ney and Ms. Ellen Smith dated August 12, 2014 (attached and made a part of these minutes)**
- **Pool cover to be approved by the District Commissioner**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

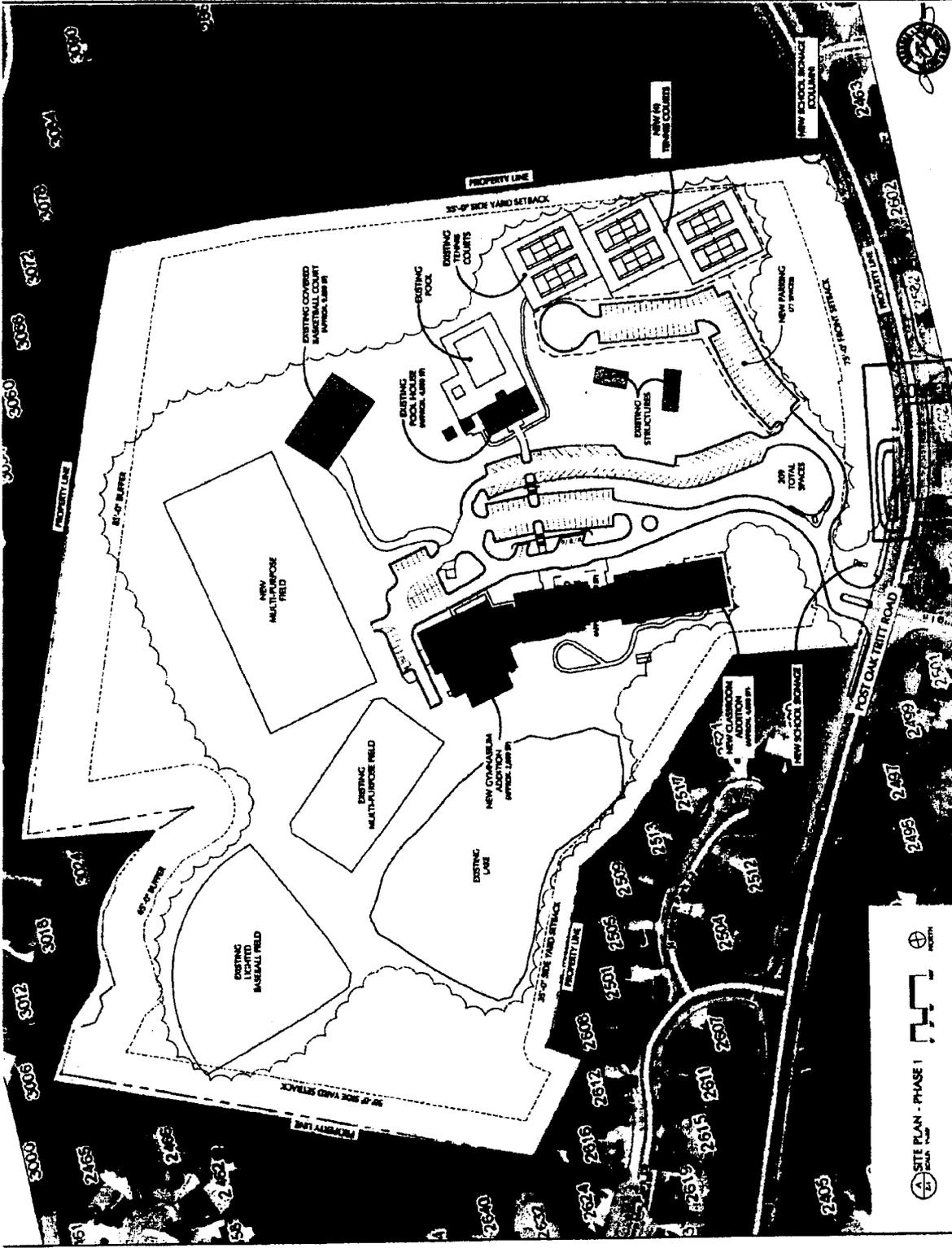
VOTE: **ADOPTED** 4-0, *Ott having recused himself*

Min. Bk. 74 Petition No. 0857  
Doc. Type side plan

Meeting Date 9 10 14

OB-57  
Proposed

MT. BETHEL CHRISTIAN ACADEMY UPPER SCHOOL		MT. BETHEL CHRISTIAN ACADEMY, INC.	
2808 POST OAK TRITT ROAD - MARIETTA, GA 30068		2808 POST OAK TRITT ROAD - MARIETTA, GA 30068	
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COBB CO. COMM. DEV.  
ZONING DIVISION  
AUG 12 2014

PHASE I  
SITE PLAN

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5947

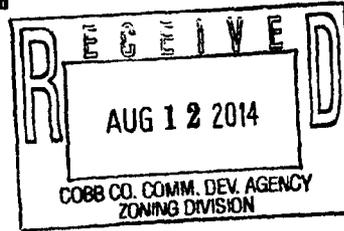
TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

James M. Ney, P.C.  
e-mail jney@hazw.com

Ellen W. Smith  
e-mail esmith@hazw.com

Min. Bk. 74 Petition No. 0857  
Doc. Type letter of  
agreeable conditions  
Meeting Date 9/16/14

August 12, 2014



**BY HAND DELIVERY**

Zoning Division  
Community Development Agency  
Cobb County, Georgia  
1150 Powder Springs Street, Suite 400  
Marietta, Georgia 30064

Re: Application for "Other Business" by Mt. Bethel Christian Academy, Inc. (the "**Application**") with respect to that certain property commonly known as 2509 Post Oak Tritt Road, Marietta, Georgia (the "**Property**")

Ladies and Gentlemen:

This law firm has the pleasure of representing Mt. Bethel Christian Academy, Inc. ("**Mt. Bethel**"), with respect to the Application. Mt. Bethel respectfully submits for your consideration the Application, the approval of which will (i) affirm Mt. Bethel's right to use the Property for a variety of community outreach programs, and (ii) allow for the future installation of up to four (4) additional tennis courts in the areas generally shown on the revised site plan submitted herewith.

**Background**

In 2013, Mt. Bethel contracted with the Marcus Jewish Community Center of Atlanta, Inc. (the "**JCC**") to acquire the Property, which is an approximately 33.25-acre tract zoned R-20, and which had been used as a Jewish community center since the mid-1980s (*see* Application No. 357, heard November 18, 1986). On November 19, 2013, the Cobb County Board of Commissioners granted to Mt. Bethel a Special Land Use Permit to allow the Property to be used for a private school. Mt. Bethel subsequently acquired the Property and last week, on August 7, Mt. Bethel is pleased to have opened the doors of its high school on the Property with 9 Freshmen attendees.

**"Other Business" Requests**

Mt. Bethel is proposing two modifications to its use of the Property in this Application. Over the past year, Mt. Bethel has continued to conduct due diligence and Mt. Bethel has begun interior renovations of the existing classroom building on the Property. But, Mt. Bethel has also been approached with opportunities to provide community outreach with various programs to be held on the Property including, for example and without limitation, tennis and swim lessons for church and school members. So, first, Mt. Bethel would like to confirm that it can undertake these community outreach opportunities for non-Church or school members as well, in many respects, continuing the community center legacy started by the JCC more than three decades ago.

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

Zoning Division  
Community Development Agency  
Cobb County, Georgia  
August 12, 2014  
Page 2

Petition No. 0857  
Meeting Date 9/16/14  
Continued

Second, in keeping with its first request, Mt. Bethel also requests a minor amendment to its site plan to allow the location of up to four (4) additional tennis courts on the Property, in the locations generally depicted on the enclosed site plans. These additional tennis courts will be available for use by the school, the Church and, as part of the community outreach programs Mt. Bethel seeks to be able to offer, the community.

Enclosed together with the revised site plan is our law firm's check in the amount of \$359.00 (for Application and sign fees). Also enclosed in connection with the Application are the following:

1. A copy of the tax receipt reflecting the exempt status of the Property from the Cobb County Tax Assessor's website; and
2. Copies of the Board's November 19, 2013 minutes and Applicant's zoning conditions letter dated November 11, 2013, reflecting the approval of SLUP-11, the Mt. Bethel private school SLUP.

We confirm that none of the site plan revisions requested impact the conditions of SLUP-11, previously approved and that the proposed location of the new tennis courts meets all of the buffer and setback restrictions applicable to the Property.

Mt. Bethel's Application meets and exceeds the minimum requirements of the Zoning Ordinance. We respectfully request the approval of this Application at the Board's September 16, 2014 hearing.

We are happy to answer any questions or provide any information that the Division, its consultant or the Board may have with regard to the Application.

Sincerely,

  
James M. Ney  
  
Ellen W. Smith

JMN/EWS/ews  
Enclosures