



**APPLICANT:** Iglesica Evangelica De El Principipe      **PETITION NO.:** V-34  
**PHONE:** De Paz, Inc. 770-527-3607      **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** Cedric Drayton      **PRESENT ZONING:** R-20 & RM-12  
**PHONE:** 770-760-9483      **LAND LOT(S):** 36  
**PROPERTY LOCATION:** Located at the southwesterly      **DISTRICT:** 18  
intersection of Old Powder Springs Road and South      **SIZE OF TRACT:** 1.4 acres  
Manor Drive (1090 Old Powder Springs Road).      **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the lot size from the required minimum of 5 acres to 1.4 acres; 2) waive the landscape screening buffer from the required 35 feet to zero feet on all sides; and 3) allow a church to access a minor collector road in lieu of accessing a major collector road or arterial road.

**COMMENTS**

**TRAFFIC:** Recommend removing parking spaces from within the right-of-way.

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** No significant drainage impact anticipated. The applicant is proposing a net reduction in the building footprint.

**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.

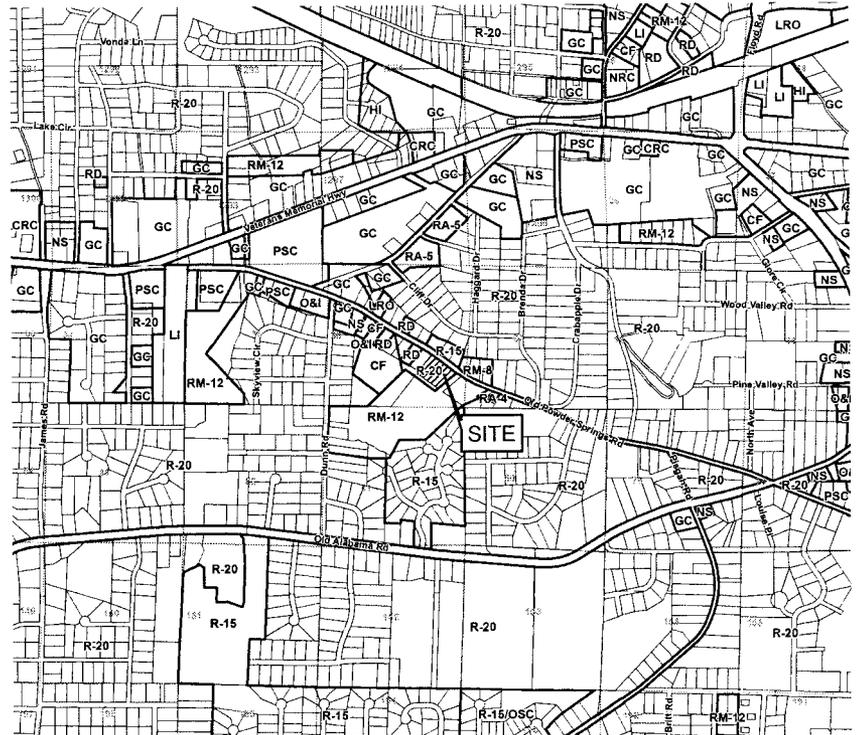
**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** Available. No conflict.

**SEWER:** Available. No conflict.

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

**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# Cobb County Fire and Emergency Services

Applicant Name: Iglesia Evangelica De El Principipe De Paz Inc.

Petition Number: V-34

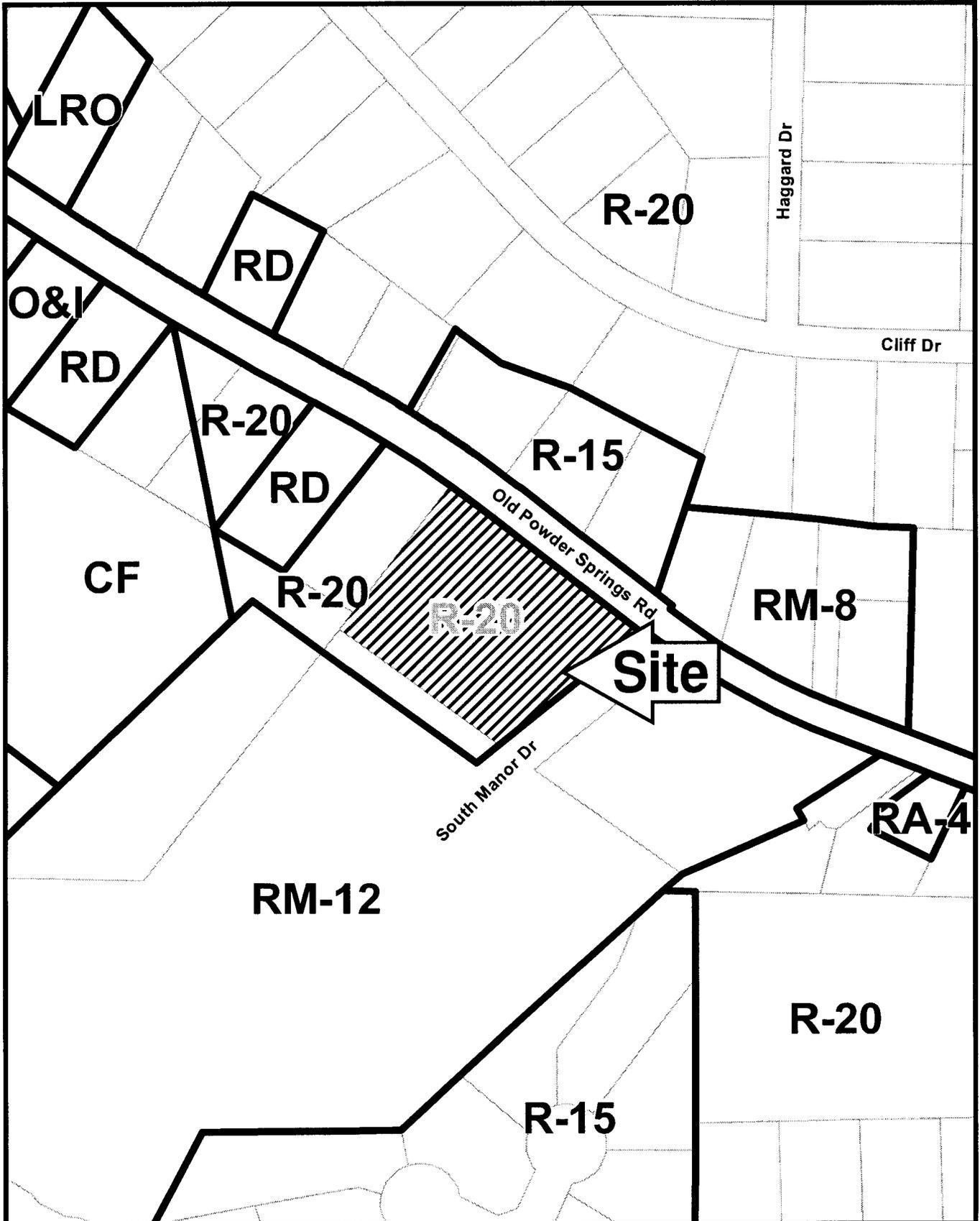
Date: 3.11.2008

## *Fire Marshal Comments*

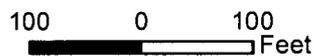
Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

# V-34



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

Iglesica Evangelica  
De El Princippe De

(type or print clearly)

Application No. V-34

Hearing Date: 4-9-08

Applicant Paz, Inc. Business Phone 770 527-3607 Home Phone \_\_\_\_\_

Cedric Drayton Address 101 Marietta St, Ste 2600, Atl. Ga 30303  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Business Phone 770 760-9483 Cell Phone 404 798-1372

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

My Commission Expires  
January 21, 2011

Janice Langston  
Notary Public

Rep. - Titleholder Iglesica Evangelica Business Phone 770 527-3607 Home Phone \_\_\_\_\_  
Signature \_\_\_\_\_ Address: 1090 Old Powder Spring Rd., Mableton  
(attach additional signatures, if needed) (street, city, state and zip code) Ga. 30126

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Janice Langston  
Notary Public

Present Zoning of Property RM12 and R20  
My Commission Expires  
January 21, 2011

Location 1090 Old Powder Spring Rd. Mableton, Ga 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 36 District 18th Size of Tract 1.40 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 1.4 ac 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.

The Church could not adequately service their community needs with the Church building housing all functions. This greatly limits the children activities to occur at the same time adults are worshipping.

List type of variance requested: \_\_\_\_\_

Reduction in Lot Size from the required 5 acre minimum to 1.4 acre existing Lot Size. WAIVE 35FT LANDSCAPE BUFFER