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November 1, 2011

City of Roswell  
38 Hill Street, Suite G-30  
Roswell, GA 30075



RE: **Conditional Use Change**

Property Location: 1565 Holcomb Bridge Road  
Roswell, GA 30076  
Land Lot 613, District 1, Section 2

To Whom It May Concern:

We are seeking a change to the designated conditional use zoning of the above referenced property to "church use". The membership number of the church congregation is approximately 150 individuals. The Sunday morning meetings will be held in the classrooms located above the gymnasium. The area designated to serve as the worship assembly area is 970 square feet. With a ratio space of 40 square feet, the number of required parking spaces is 24.25.

In addition, there is an office area consisting of 9,786 square feet. Much of this space will be underutilized since the church has only a staff of four (4) including the pastor. The basement will be used for file storage. There will be no commercial use of any of the buildings. No offices of any for-profit entity will be located on the site.

Pursuant to the site plan provided by Brumbelow & Reese, the total required number of parking spaces would be 59.03. Presently, the property has over 70 marked parking spots which, based on the proposed usage, is sufficient. Under the current zoning requirements, we have adequate parking and pursuant to the zoning application, we believe that this is an excellent use of the existing property.

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In addition, the applicant requests a variance from the fifty-foot (50') setback and the forty-foot (40') buffer. It was the applicant's understanding that the buffer would be only twenty-five feet (25') since they are a place of worship.

Should you have any questions pertaining to this matter, please contact me at the above.

Sincerely,



Tad D. Ransopher  
Attorney at Law

TDR/jh  
Enc.

