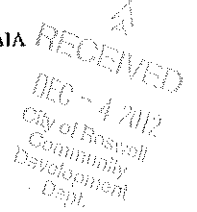


December 4, 2012



275 Project
World Harvest Church
Conditional Use Permit and Concurrent Variance
275 Hardscrabble Road
Roswell, Georgia 30075
Project No. 1229

Robin J. Millard, AIA



Letter of Intent

Conditional Use Permit

World Harvest Church requests a Conditional Use Permit per Section 5.3.2 of the Zoning Ordinance for a 1.7259 acre lot located at 275 Hardscrabble Road for use as a church to provide office and small group meeting space. This property is zoned R-1.

Concurrent Variance

World Harvest Church requests a variance to Chapter 10.11 of the Zoning Ordinance with regard to the required 50' setback and 25' natural buffer. This would allow the existing storage shed located 39' from the rear property to remain within the required 50' setback and the existing gravel driveway and parking located within the 25' side yard natural buffer to remain as located.

Merits of Request

Conditional Use Permit

World Harvest Church was approached by the owners of the property about two years ago offering the property for sale. At that time World Harvest was negotiating with Gethsemane Garden Missionary Baptist Church at 398 Hardscrabble Road about the possible purchase of its property. 275 and 398 Hardscrabble are contiguous properties and 398 Hardscrabble is contiguous with the main World Harvest property at 320 Hardscrabble. The church purchased 275 Hardscrabble, but the subsequent negotiations with Gethsemane Garden did not result in a sale. For two years World Harvest has rented the house as a residence.

The main existing building is a one story house with a finished partial basement. The main floor has 2,544 square feet and the basement 1,250 square feet. The building will be used as additional office space for church programs and provide additional small group meeting space. The church does not intend to create any room which would be considered an assembly space, that is, a space accommodating 50 or more persons. The church plans to maintain the current look and appearance of the property so that in the future it could be returned to being a residence if that was desirable. The building will be considered a Business occupancy per the Building Code.

Concurrent Variance

There is an existing storage shed and garage of 800 square feet located 39' from the rear property line. This space is unheated and will continue to be used for storage. The variance request is the minimum necessary to allow this building to continue to be used as currently configured.

Access to the property is provided by an existing gravel driveway about 8' to 10' from the western property line. The driveway widens into an existing gravel parking area large enough to accommodate 9 vehicles. A portion of the parking area is within the required 25' natural buffer. The existing driveway and parking area are currently screened from the abutting western properties by an 8' high solid fence and evergreen vegetation.

Parking Reduction Request

In addition to the concurrent variance request the Church is requesting that the Zoning Director allow a reduction in the required off-street parking through the use of off-site parking as allowed in Section 17.4.1. Since the building is not going to be used as a place of assembly but rather for offices and small group meetings, the required parking count is based on the requirements for Offices in the Zoning Ordinance. At one space per 300 square feet, the minimum parking requirement is 12 vehicles. The proposed site plan provides 9 spaces. The Church proposes that the balance of parking be provided at World Harvest Church at 320 Hardscrabble Road.

This off-site parking meets the requirements of Section 17.4.1 as follows:

1. The properties are both owned by World Harvest Church.
2. Off-site parking is only required for 3 vehicles, which does not exceed fifty percent of the required parking.
3. Off-site parking at 320 Hardscrabble Road is located 760' from the building at 275 Hardscrabble Road, which is less than the maximum allowed 800'.
4. Lease agreements are not applicable as the properties are owned by one entity.
5. Safe and convenient access will be provided from the building to the off-site parking via vans owned or leased and operated by World Harvest Church as there is no public sidewalk along the Hardscrabble frontage.

Additional Considerations

Landscaping - World Harvest Church proposes to screen the property from the adjacent Wexford neighborhood with the use of opaque fencing and understory evergreen plantings. The current 25' natural buffer along the sides and rear have 22 mature hardwood trees.

To this end, the Church proposes to add an 8' opaque fence at the northwest corner of the property with the addition of a variety of plant materials including Nellie R. Stevens Hollies, Blush Lorapeta, and Cherokee Princess Dogwoods on the buffer side of the fencing. This fencing and landscaping should effectively shield the neighbors from vehicle lights in the parking area.

A 5' opaque fence is proposed at the buffer to the rear of the existing swimming pool with the addition of plantings consisting of Giant Arborvitae, Waxleaf Ligustrum, and Okame Cherry.

The east property is well vegetated with hardwoods and mature understory plantings that effectively screen the northeast and east adjacent properties.

The property immediately to the west is already screened by an 8' high opaque fence and evergreen plantings.

Signage - World Harvest does not intend to erect a sign on the premises and will only provide street number identification on the mailbox.

RECEIVED
DEC - 4 2012
City of Roswell
Community
Development
Dept.