

LUP-14
(2013)
Plat

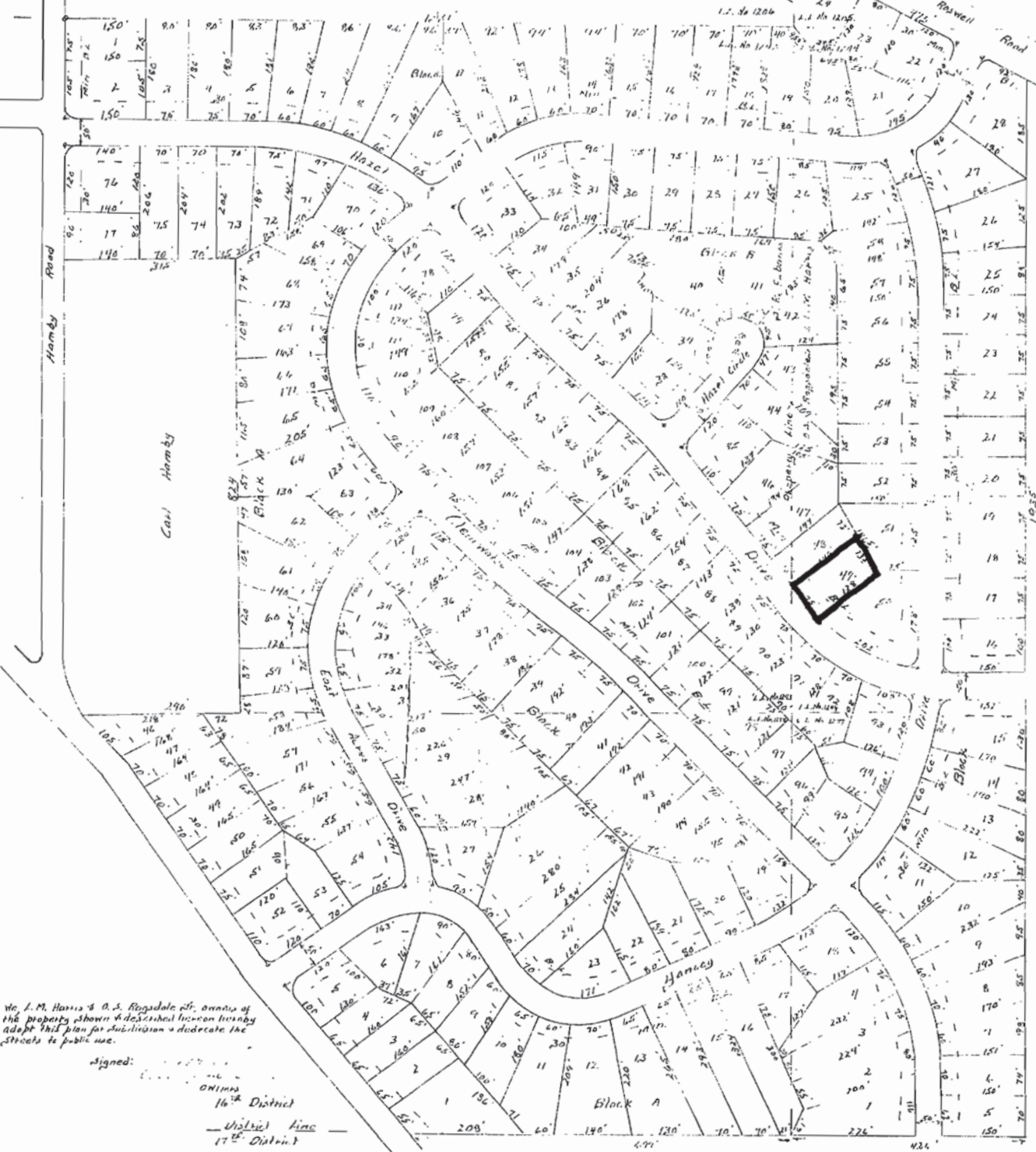
J. J. Thomas Estate Subdivision

Lower Rowell Road

Hobby Road

Carl Hobby

C. A. Bantley



We, J. M. Harris & O. S. Rogstad, of, owners of the property shown & described herein hereby adopt this plan for subdivision & dedicate the streets to public use.

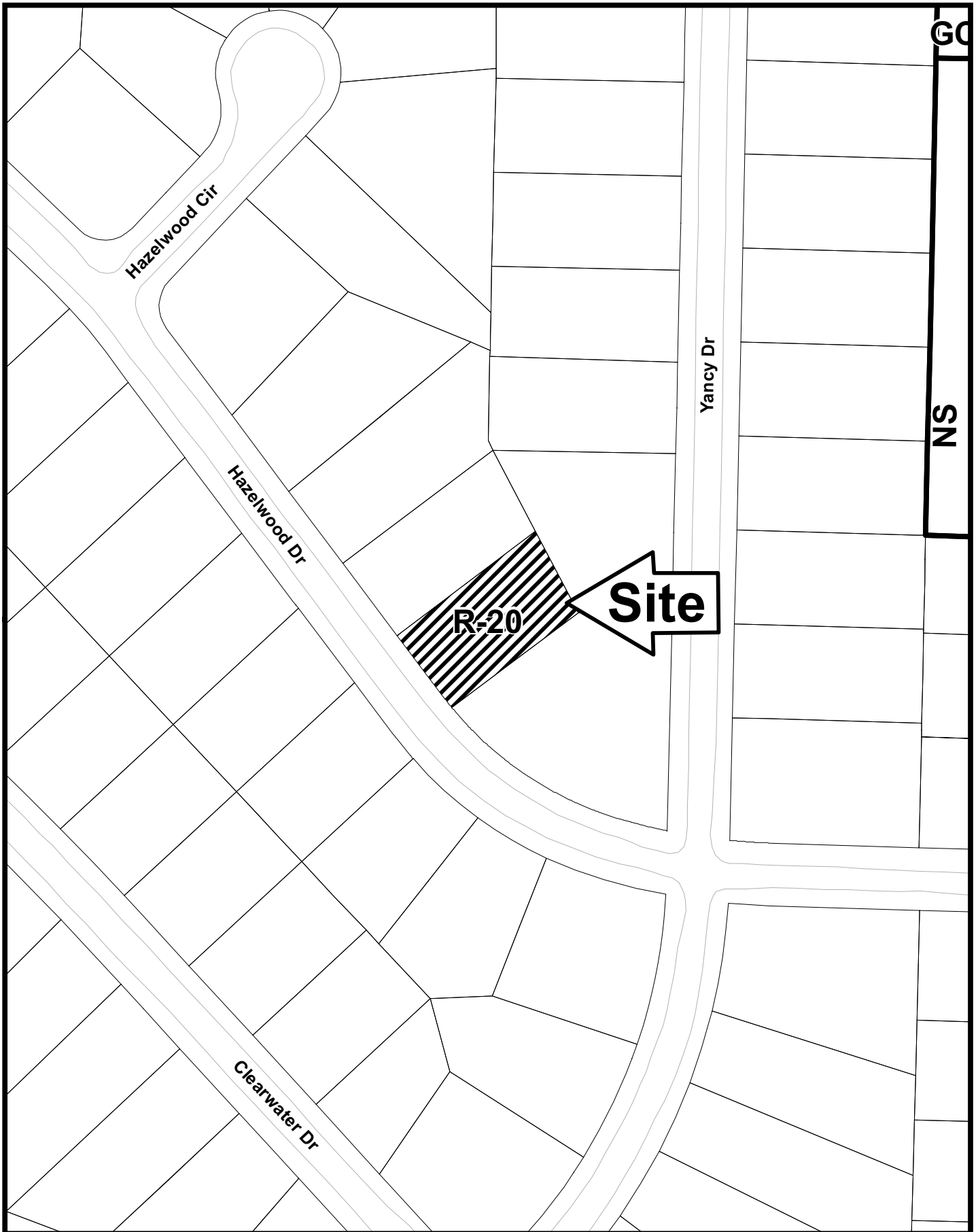
Signed: _____
 ONIMM
 16th District
 District line
 17th District

Wanted
 Located in Acres
 L. J. Nos. 1243 - 1244 - 1247 - 1273 -
 16th District - 2nd Section - Cobb County - Ga.
 S. P. Phillips - Surveyor
 Feb 28, 1952
 I.P. at all lot corners

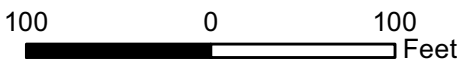
J. J. R. Eulank, owner of the property shown & described herein, hereby adopt this plan for subdivision & dedicate the streets to public use.
 Signed: _____
 Owner



Approved: _____
 Chairman Cobb County Planning Commission

LUP-14



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Rose Catherin

PETITION NO.: LUP-14

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) to allow three (3) adults to live in a single-family residence. Currently, the home is rented to a family with two daughters under 18 and an older grandparent for a total of three (3) adults, one (1) more than the County Code would allow given the required 390 square feet per adult and the homes 989 square foot size. The applicant is requesting approval for two (2) years.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments (Marietta water and sewer).

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

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

FIRE COMMENTS:

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If there are four or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

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STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-14 ROSE CATHERIN

The applicant is requesting a Temporary Land Use Permit (LUP) in order to be allowed three (3) related adults at the residence. The County Code would allow only two (2) people based on the total square footage of the house recorded in the tax records (one (1) person per 390 square feet of floor area). The area is located within an LDR low density residential future land use area on the *Cobb County Comprehensive Plan*. Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the applicant's request.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application #: LUP-14
PC Hearing Date: 5/7/13
BOC Hearing Date: 5/21/13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? /
2. Number of employees? /
3. Days of operation? /
4. Hours of operation? /
5. Number of clients, customers, or sales persons coming to the house per day? / ; Per week? /
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): /
9. Deliveries? No ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):

Applicant signature: R. Patten Date: 2/26/2013

Applicant name (printed): ROSE CATHERIN

Rose CATHERIN

February 27th, 2013

455 Jo Ann Dr SE

Marietta, GA 30067

Tel: 404 312 0407

Subject: Request of Temporary Land Use permit for property 1947Hazelwood Dr, Marietta, 30067

Dear Cobb County Community Development Commission,

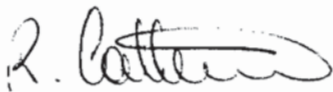
I would like to apply for a Temporary Land Use permit for my rental property located at 1947Hazelwood Dr, Marietta, 30067.

Since December 2d, 2012, the property has been rented to a family with 2 daughters and a Grandmother. I was not aware that Cobb County required a minimum square footage per adult (390 sqf). My property is 989sqf and 3 adults live in it.

At this point, I am very happy with my renters as they pay on time and keep the property in good standing. Those renters like the house and their 2 kids go to Powers Ferry Elementary school which is within walking distance. The Grandmother does not have the ability to move out for financial reasons and as she helps take care of the kids.

Therefore I would like to apply for a Temporary Land Use Permit in order to compensate the missing 181 sqf.

I thank you very much for your consideration.



Best regards,

Rose Catherin