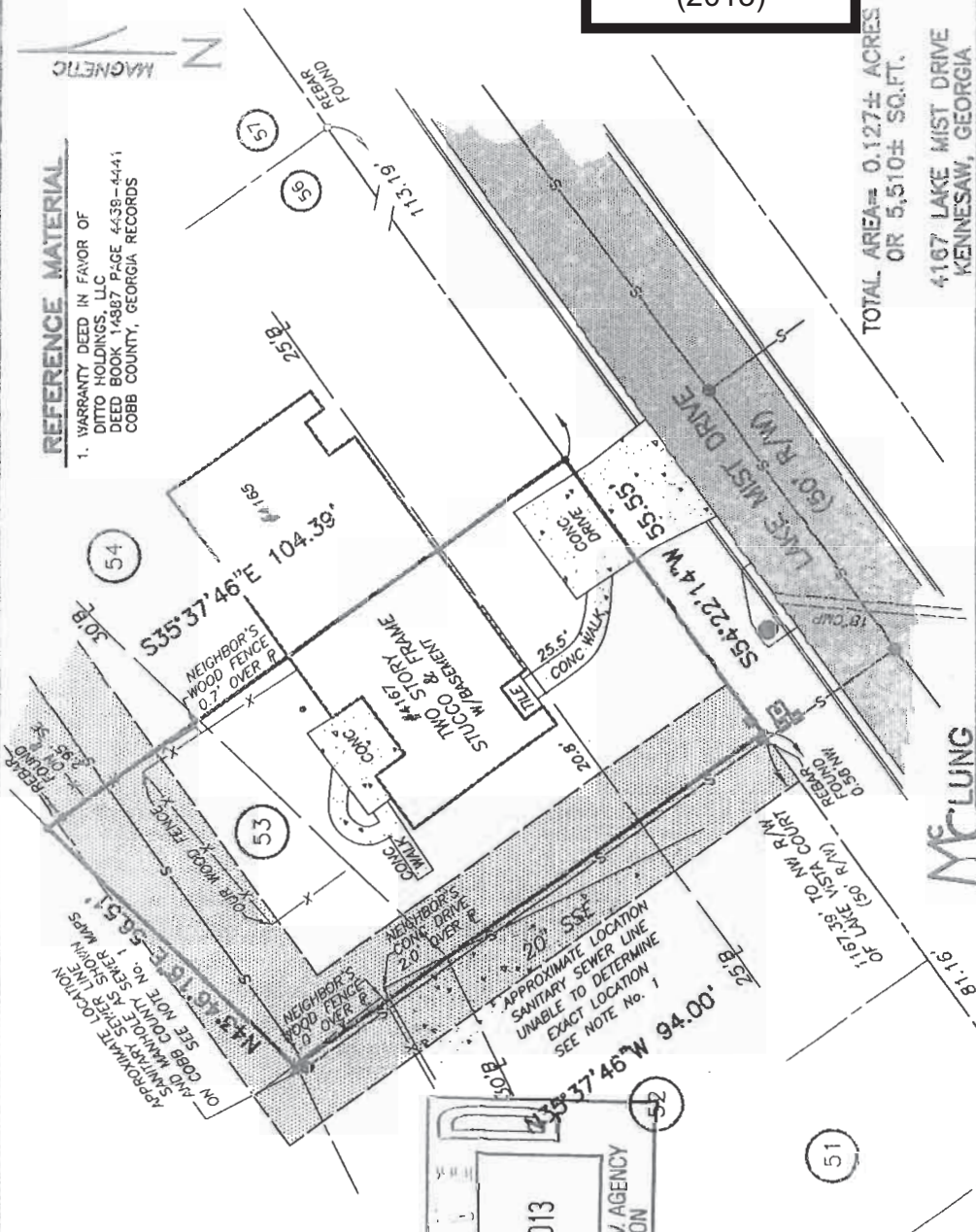


LUP-28
(2013)

REFERENCE MATERIAL
1. WARRANTY DEED IN FAVOR OF
DITTO HOLDINGS, LLC
DEED BOOK 14587, PAGE 4438-4441
COBB COUNTY, GEORGIA RECORDS



TOTAL AREA = 0.127± ACRES
OR 5,510± SQ.FT.

4167 LAKE MIST DRIVE
KENNESAW, GEORGIA

SURVEY FOR
DITTO HOLDINGS, LLC
RANDY KINDRED

LOT 53
LAKE MIST

LAND LOT 59
DISTRICT 20TH.
COUNTY COBB
GEORGIA
PLAT PREPARED: 5-17-13
FIELD: 5-11-13 SCALE: 1"=20'



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property is not located
in a Federal Flood Area
as indicated by F.I.R.M.
Official Flood Hazard Maps.

In my opinion this plat is a
correct representation of the
land platted.

SURVEY NOTES
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES
MAY HAVE BEEN PLACED OR COVERED OVER. THE LOCATION OF
UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON
ADJOYNEING STRUCTURES AND RECORD DRAWINGS PROVIDED
TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES
MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL
BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS
WERE MADE DURING THE PROGRESS OF THIS SURVEY TO
LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN,
PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR
ANY OTHER FACTS THAT A CURRENT TITLE SEARCH
MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT
DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR
ENTITY WITHOUT THE EXPRESS REIFICATION OF THE
SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND
AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS
ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000± FEET. LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED BY USING A TOPCON
TOTAL STATION.

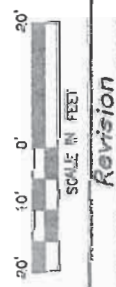
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED
FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING
REGULATIONS AND RESTRICTIONS.

7. THIS PLAT NOT INTENDED FOR RECORDING.
8. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION
OF THE INTERIOR WALLS. DATA SHOWN ON THIS PLAT WAS OBTAINED
FROM OUTSIDE MEASUREMENTS.

9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED
AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION
OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION FOR
OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR
MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT
THE LOCAL DRAINAGE DEPARTMENT, CORPUS OF ENGINEERS, AN
INSURANCE COMPANY OR APPRAISER.

LEGEND

RCP	REINFORCED CONCRETE PIPE
CIP	CORRUGATED METAL PIPE
○	POWER POLE
○	LIGHT POLE
○	POWER METER
○	POWER BOX
○	AIR CONDITION
○	TELEPHONE BOX
○	GAS METER
○	GAS VALVE
○	WATER METER
○	WATER VALVE
○	JUNCTION BOX
○	DROP INLET
○	SANITARY SEWER MANHOLE



No.	Revision	Date
1		

RECEIVED
AUG 16 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Ditto Holdings, LLC
770-880-4679

REPRESENTATIVE: Randy Kindred
770-880-4679

TITLEHOLDER: Ditto Holdings, LLC

PROPERTY LOCATION: Northwest side of Lake Mist Drive.
(4167 Lake Mist Drive).

ACCESS TO PROPERTY: Lake Mist Drive

PHYSICAL CHARACTERISTICS TO SITE: Two Story Stucco &
Frame House with a Basement

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** PRD/ Glenlake Sub Division
- SOUTH:** FST/ Lake Mist Sub Division
- EAST:** FST/ Lake Mist Sub Division
- WEST:** FST/ Lake Mist Sub Division

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

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**

STIPULATIONS:

PETITION NO: LUP-28

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: FST

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated
Adults than the County Code Permits

SIZE OF TRACT: 0.127 acre

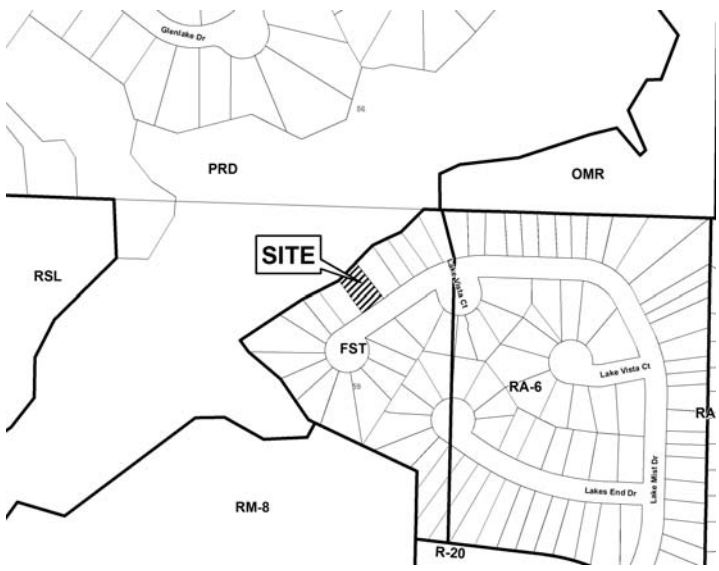
DISTRICT: 20

LAND LOT(S): 59

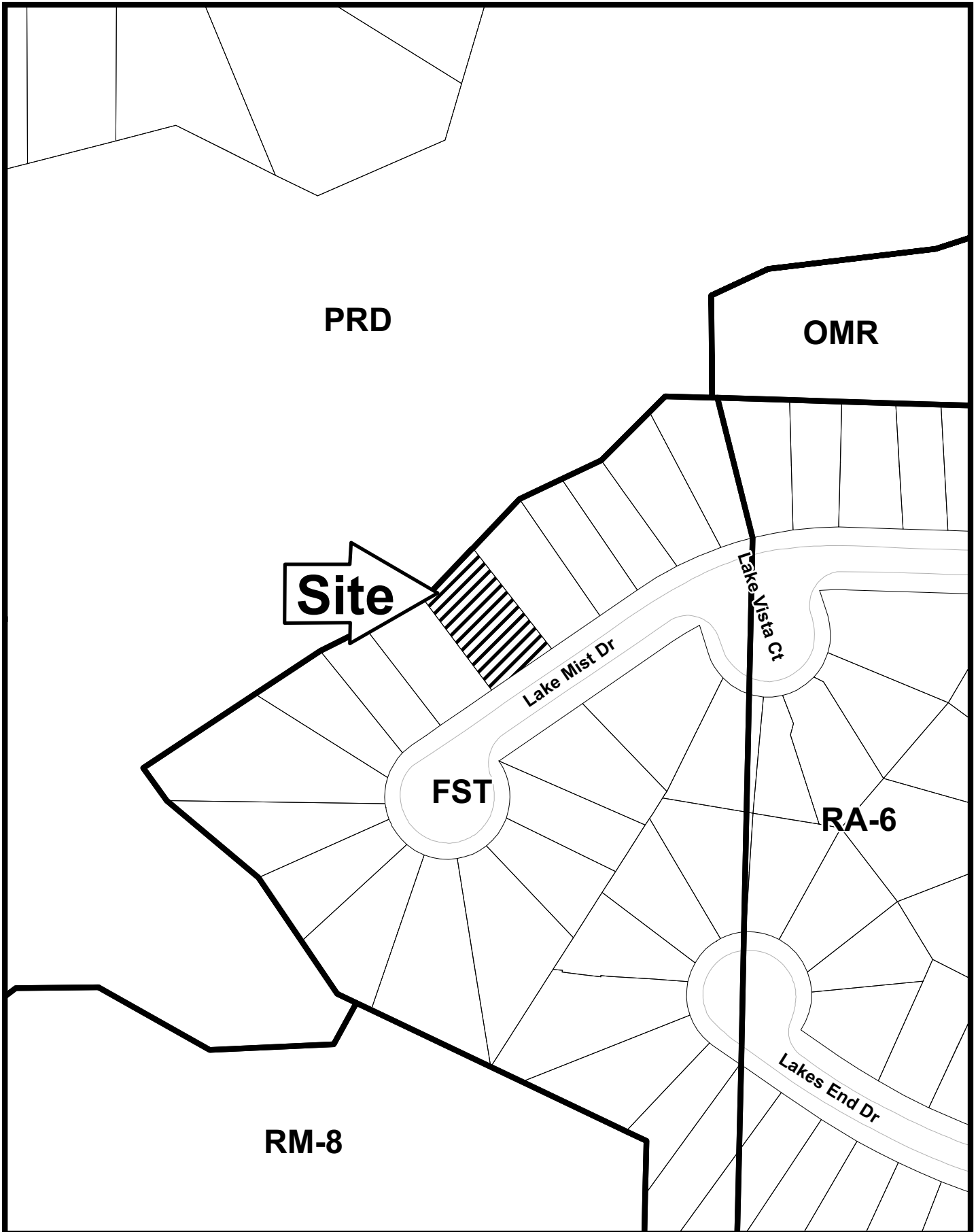
PARCEL(S): 61

TAXES: PAID X **DUE**

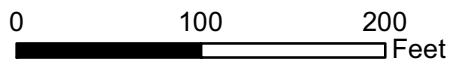
COMMISSION DISTRICT: 3





LUP-28



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Ditto Holdings, LLC

PETITION NO.: LUP-28

PRESENT ZONING: FST

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 3 unrelated adult to live in a single family home with no related adults. Per the County Code one family or two or fewer unrelated adults and their children and/or grandchildren may live in a single family home. The County Code also requires 390 square feet of living space as documented by the tax record; this same rule applies to the number of vehicles allowed at the residence. The applicant is requesting approval for 12 months. This application is a result of a compliant received by the Cobb County Code Enforcement Division.

Historic Preservation: No comments.

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 & SEWER COMMENTS:

No comment.

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.

APPLICANT: Ditto Holdings, LLC

PETITION NO.: LUP-28

PRESENT ZONING: FST

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

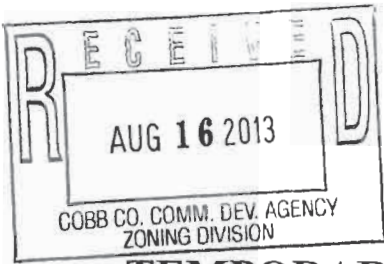
No comments.

STAFF RECOMMENDATIONS

LUP- 28 DITTO HOLDINGS, LLC

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 3 unrelated adult to live in a single family home with no related adults. Per the County Code one family or two or fewer unrelated adults and their children and/or grandchildren may live in a single family home. The County Code also requires 390 square feet of living space as documented by the tax record; this same rule applies to the number of vehicles allowed at the residence. The tax record indicates there is a total recorded square footage of 1600 square feet of living space, which would allow no more than 4 related adults to live in the residence. No more than 4 vehicles are allowed to be regularly parked at the residence. This property was rezoned to FST-6 in 1984 (455 of 1984) on a condition that the homes are single family. The applicant stated there will only be 3 cars regularly parked at the residence. The applicant is requesting approval for 12 months. This application is a result of a compliant received by the Cobb County Code Enforcement Division. The property is located in a platted subdivision (Lake Mist) within the Medium Density Residential (MDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned FST. Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the applicants' 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 #: LVP 28
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? N/A
2. Number of employees? N/A
3. Days of operation? N/A
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: 1 year
13. Any additional information? (Please attach additional information if needed):
This property is occupied by tenants

Applicant signature: [Signature] Date: 8-5-12
Applicant name (printed): [Signature]

**COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division**



Mailing Address:	Physical Address:	Phone: (770)528-2180
P.O. Box 649	1150 Powder Springs Rd.	Fax: (770)528-2092
Marietta, GA 30061	Suite 400	
	Marietta, GA 30064	

Notice of Violation

Violation Number CODE-2013-01364 **Date** March 6, 2013

The Cobb County Code Enforcement Division has grounds to believe the property located at:

4167 LAKE MIST DR NW		20	0059	061	PRD
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or DITTO HOLDINGS LLC (1301 SHILOH RD, KENNESAW, GA 30144)
and/or JACOB SLOAN

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from March 6, 2013 . Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment, or both.

Violation	Code Section	Requirement for Compliance
PERMITTED USE/SINGLE FAMILY DWELLING	134-201.1 (3)	Must comply with all requirements in the attached definition of dwelling unit. **see attached**

David Miller	
Inspector	Telephone

ORIGINAL DATE OF APPLICATION: 12-84LUP-28 (2013)
Previous MinutesAPPLICANTS NAME: WAYNE A. STURGISTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 9-15-98 ZONING HEARING:****ITEM #6 -- TO CONSIDER SITE PLAN AMENDMENT FOR
UNIVERSITY PLACE -- #455 OF 1984 (WAYNE A. STURGIS)**

To consider Site Plan Amendment for University Place regarding application #455 of December 11, 1984 (Wayne A. Sturgis), for property located on the north side of Shiloh Road and the west side of Frey Road in Land Lot 59 of the 20th District.

Mr. Danneman reported the following: dormitories/residence halls are an allowable use under the OI zoning district; these units will be a private venture to provide housing for Kennesaw State University; applicant is requesting reduction of parking requirements (requesting one space per bed). The commissioners unanimously voiced concerns with intensity of use and proposal presented as an other business item. Subsequently, the Board of Commissioners **rejected** request for Site Plan Amendment for University Place regarding application #455 of December 11, 1984 (Wayne A. Sturgis), for property located on the north side of Shiloh Road and the west side of Frey Road in Land Lot 59 of the 20th District. Motion by Wysong, second by Byrne, carried 5-0.

No. 455

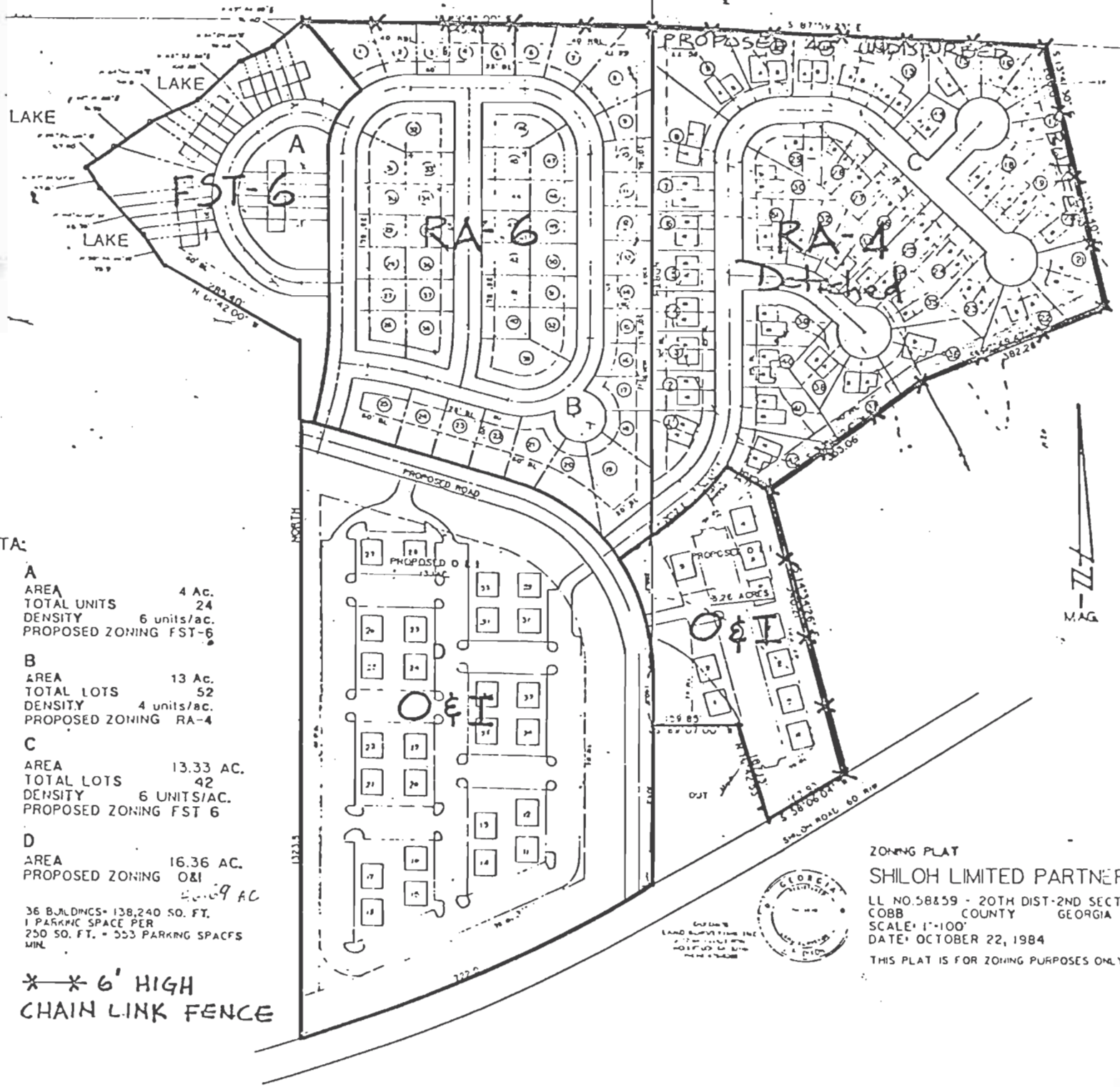
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application 360. W. GRASMAN Date of Hearing 12-11-84
TitlanoIder GILBERT BASHMAN Signature David S. Baker
DAVID S. BAKER
Address 1100 CATS BARN BLDG ATLANTA 30335 Phone 572-6637
Applicant WAYNE A. STURGIS Signature Wayne A. Sturgis
Address 3611 ASHLEY ESTATES DANVILLE 30067 Day Phone 953-3206
To Zone From R-20 To G4I, FST-6 + RA4 Land Use
For the Purpose of _____
Land Lot(s) 58 + 59 District 20 Section 2nd, Cobb County
Containing 30.1 acres
Located SHILOH ROAD AT FREY ROAD
This property being more particularly described as follows:

RECOMMENDATION OF PLANNING COMMISSION 12-11-84, Planning Commission recommended
application be rejected. Motion by Jones, seconded by Thompson; carried 5-0.

Thomson, Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 12-11-84, Board of Commissioneres held
application for 30 days. Motion by Thompson, seconded by paschal; carried 5-0.
1-8-85, Board of Commissioners approved application subject to stipulations
marked exhibit A, site plan marked exhibit B; vote 4-0-1, Smith abstained
_____, Chairman



- DATA:
- A**
AREA 4 Ac.
TOTAL UNITS 24
DENSITY 6 units/ac.
PROPOSED ZONING FST-6
 - B**
AREA 13 Ac.
TOTAL LOTS 52
DENSITY 4 units/ac.
PROPOSED ZONING RA-4
 - C**
AREA 13.33 AC.
TOTAL LOTS 42
DENSITY 6 UNITS/AC.
PROPOSED ZONING FST 6
 - D**
AREA 16.36 AC.
PROPOSED ZONING O&I
200-9 AC
- 36 BUILDINGS - 138,240 SQ. FT.
1 PARKING SPACE PER
250 SQ. FT. = 553 PARKING SPACES
MIN.

* * 6' HIGH
CHAIN LINK FENCE



ZONING PLAT
SHILOH LIMITED PARTNER
LL NO. 58859 - 20TH DIST-2ND SECT
COBB COUNTY GEORGIA
SCALE: 1"=100'
DATE: OCTOBER 22, 1984
THIS PLAT IS FOR ZONING PURPOSES ONLY



Cobb County Board of Commissioners

10 E. Park Square
P. O. Box 649
Marietta, Ga. 30061
Planning — (404) 429-3221
Zoning — (404) 429-3248

PLANNING AND ZONING DEPARTMENT

LOUIS J. SMITH, AICP
Director

EXHIBIT "B"
MAK

January 10, 1985

Petition No. 455
Wayne A. Sturgis
Northside of Shiloh Road
at Frey Road

The Planning Department recommended the application be approved subject to the revised site plan marked Exhibit "A", which indicates Area A to be approved for FST-6, Area B approved for RA-6, Area C approved for RA-4, single family detached units with a 40' undisturbed buffer to be left along the rear of the lots as indicated on the revised site plan. Area D approved for office and institutional uses. A 6 ft. chain link fence to be installed along the northern and eastern property line as indicated on the revised site plan, adjacent to the single family development in the area, and along the residential portion of this development prior to the issuance of any building or grading permits. The portion of the fence along the O&I area of the development is to be installed prior to the development of the offices. The minimum house size for the residential units will be 1,100 sq. ft. for a single story and 1,250 sq. ft. for a two story.

The Board of Commissioners approved the application for rezoning subject to the above stated conditions on January 8, 1985.

Ernest W. Barrett
Chairman

Emmett L. Burton
Eastern District

Harvey D. Paschal
Western District

Butch Thompson
Western District

Barbara E. Williams
Eastern District