

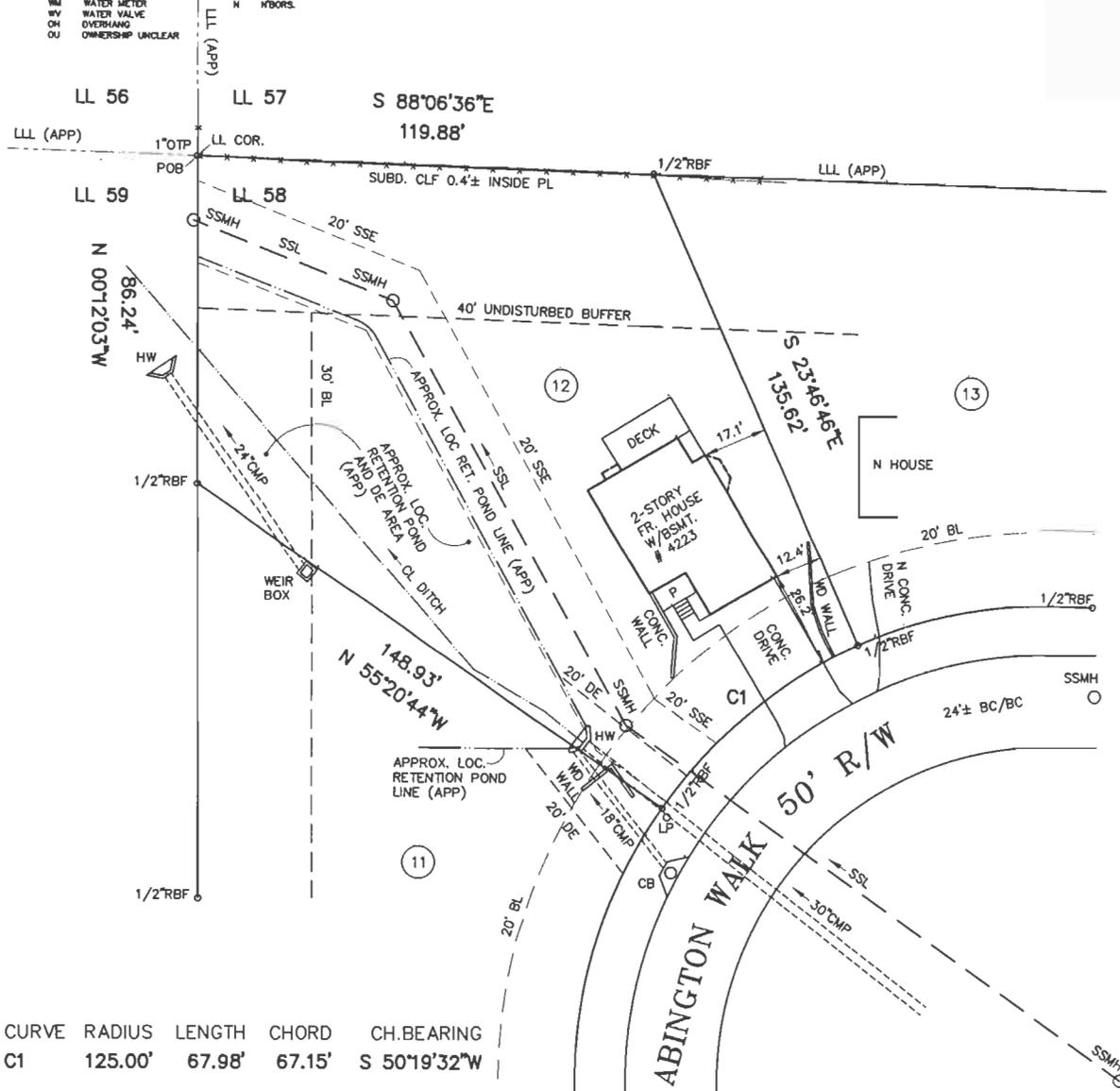
LUP-2
(2014)

* LEGEND *

- | | |
|---------------------------|--------------------------|
| POB POINT OF BEGINNING | IP IRON PIN FOUND |
| LL LAND LOT LINE | IPS IRON PIN SET |
| WH WAIN HOLE | OTP OPEN TOP PIPE FOUND |
| SSL SANITARY SEWER LINE | CTP CATCH TOP PIPE FOUND |
| CB CATCH BASIN | RB REINFORCING BAR FOUND |
| JB JUNCTION BOX | RBS REINFORCING BAR SET |
| DI DRAINAGE INLET | MAG MAGNETIC READING IP |
| YI YARD INLET | AI ANGLE IRON FOUND |
| HW HEAD WALL | CP CALCULATED POINT |
| PP POWER POLE | X-X FENCE |
| PW POWER LINE | CLF CHAIN LINK FENCE |
| SSE SANITARY SEWER ESMT. | WDF WOOD FENCE |
| DE DRAINAGE EASEMENT | WRF WIRE FENCE |
| UE UTILITY EASEMENT | WW WET WEATHER |
| AE ACCESS EASEMENT | FC FENCE CORNER |
| TB TOP OF BANK | BL BUILDING LINE |
| CMP CORRUGATED METAL PIPE | R/W RIGHT-OF-WAY |
| RCP REINFORCED CONC. PIPE | PL PROPERTY LINE |
| APP AS PER PLAT | PC PROPERTY CORNER |
| APD AS PER DEED | CL CENTER LINE |
| APR AS PER RECORD | CB CARPORT |
| APF AS PER FIELD | BR BRICK |
| BC BACK OF CURB | FR FRAME |
| EP EDGE OF PAVEMENT | HO WOOD |
| EB ELECTRIC POWER BOX | SH SIGN |
| EM ELECTRIC METER | P PLAT |
| GM GAS METER | O DEED |
| GV GAS VALVE | R RECORD |
| WM WATER METER | F FIELD |
| WV WATER VALVE | N NBORS. |
| OH OVERHANG | |
| OU OWNERSHIP UNCLEAR | |

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	125.00'	67.98'	67.15'	S 50°19'32\"W

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 OCT 14 AM 10:38
 COBB COUNTY ZONING DIVISION

PROPERTY ADDRESS:
4223 ABINGTON WALK
KENNESAW, GA 30144

LAND AREA:
0.446 AC

PLAT PREPARED FOR:

JASON KORMOS

LOT 12 BLOCK
 SUBDIVISION ABINGTON GREEN UNIT
 LAND LOT 58 20TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA

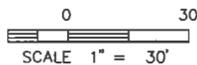
FIELD WORK DATE JUN 14, 2012 PRINTED/SIGNED JUN 15, 2012

PLAT BOOK 140 ,PAGE 30 ALL MATTERS PERTAINING
 DEED BOOK 14114 ,PAGE 5702 TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

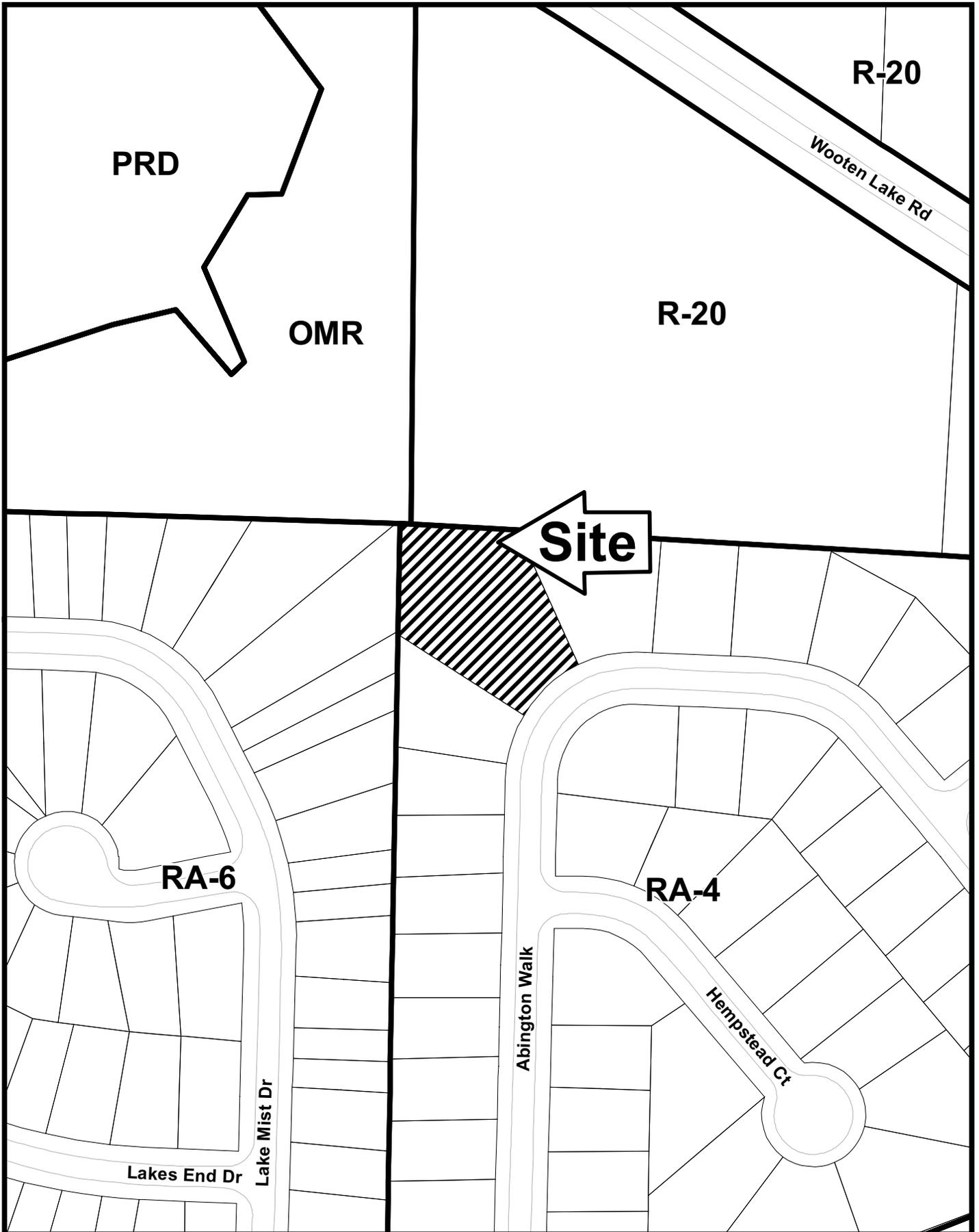


COORD # 20120362
 DWG # 20120362

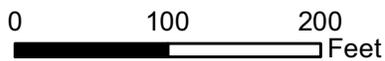
SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

70 LENOX SQUARE,
 ATLANTA, GA 30324
 FAX 404-801-0941
 TEL 404-852-5747
 INFO@SURVEYLANDEXPRESS.COM

LUP-2



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Jason Kormos

PETITION NO.: LUP-2

PRESENT ZONING: RA-4

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 2 unrelated adults to live in a single family home with 4 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. The applicant is requesting approval for 18 months. This application is a result of a compliant received by the Cobb County Code Enforcement Division. Applicant has submitted the attached "Consent of Contiguous Occupants or Land Owners" for your review.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

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: Jason Kormos

PETITION NO.: LUP-2

PRESENT ZONING: RA-4

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-2 JASON KORMOS

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 2 unrelated adults to live in a single family home with 4 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. The Cobb County Tax Assessor shows 1688 square feet of living space at the property. That will allow a maximum total of 4 related adults to live at the property, and 4 vehicles regularly parked overnight. The applicants request would also include a need for 5 cars to be regularly parked at the property. The applicant is requesting approval for 18 months. This application is a result of a compliant received by the Cobb County Code Enforcement Division. Applicant has submitted the attached "Consent of Contiguous Occupants or Land Owners" for your review. The property is located in a platted subdivision (Abington Green) within the Medium Density Residential (MDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned RA-4. 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.

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COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 14 AM 10:28

COBB COUNTY ZONING DIVISION



Application #: LUP-2
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? rent basement (finished)
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): side driveway
Parking beside house
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.): 2, two cars
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 (24 months maximum): until May 2015
13. Is this application a result of a Code Enforcement action? No — ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):
2 college students live in basement. Owner lives on main level.

Applicant signature: [Signature] Date: 10/17/13

Applicant name (printed): Sason Kormos

House is 1668 sq ft.
J.P.P.
12-18-13