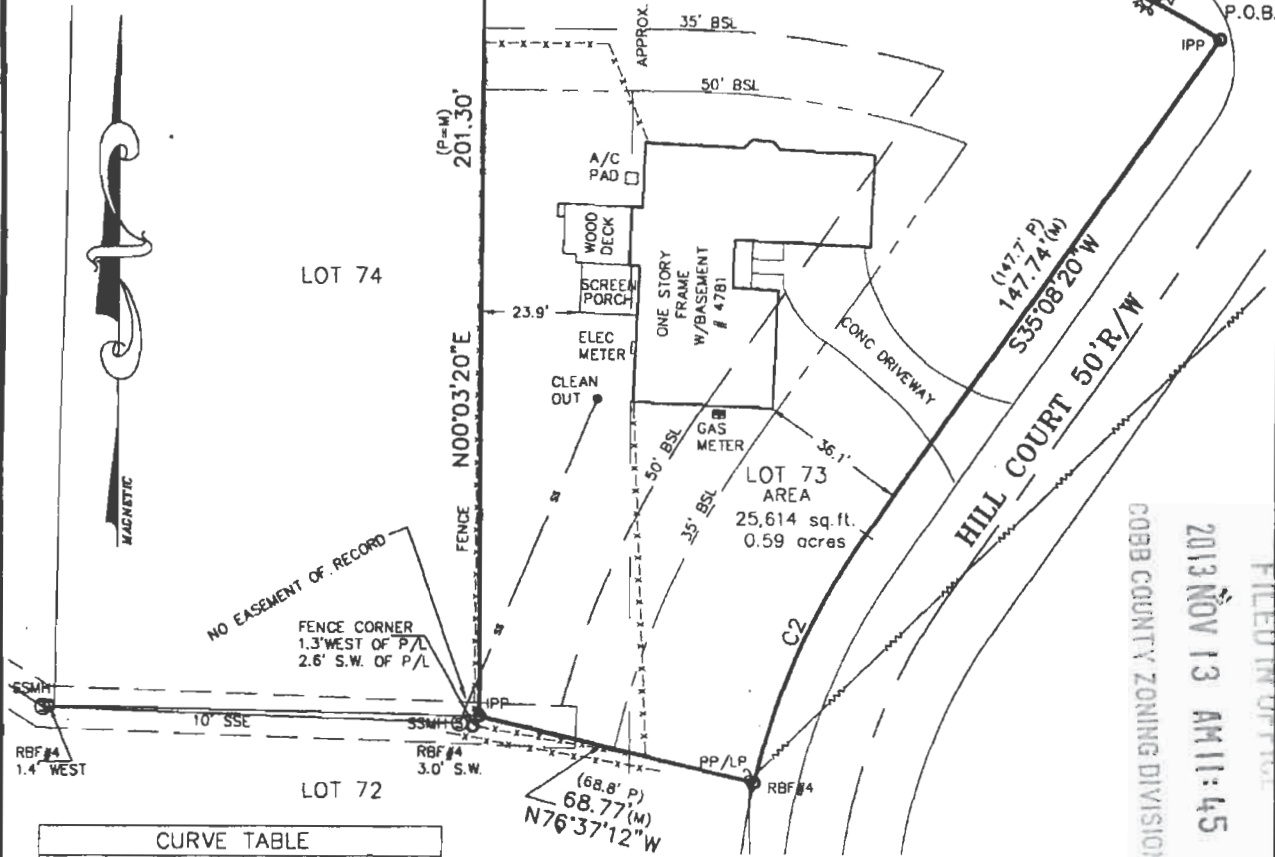


LUP-6
(2014)

LEGEND

- CMP. CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT



NO EASEMENT OF RECORD
FENCE CORNER
1.3' WEST OF P/L
2.6' S.W. OF P/L

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	135.60	250.00	133.94	S74°24'23"E
C2	66.58	175.00	66.18	S24°14'22"W



GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

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 THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87, AUTHORITY O.C.G.A. SECS. 15-6-87, 43-13-8, 43-15-19, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

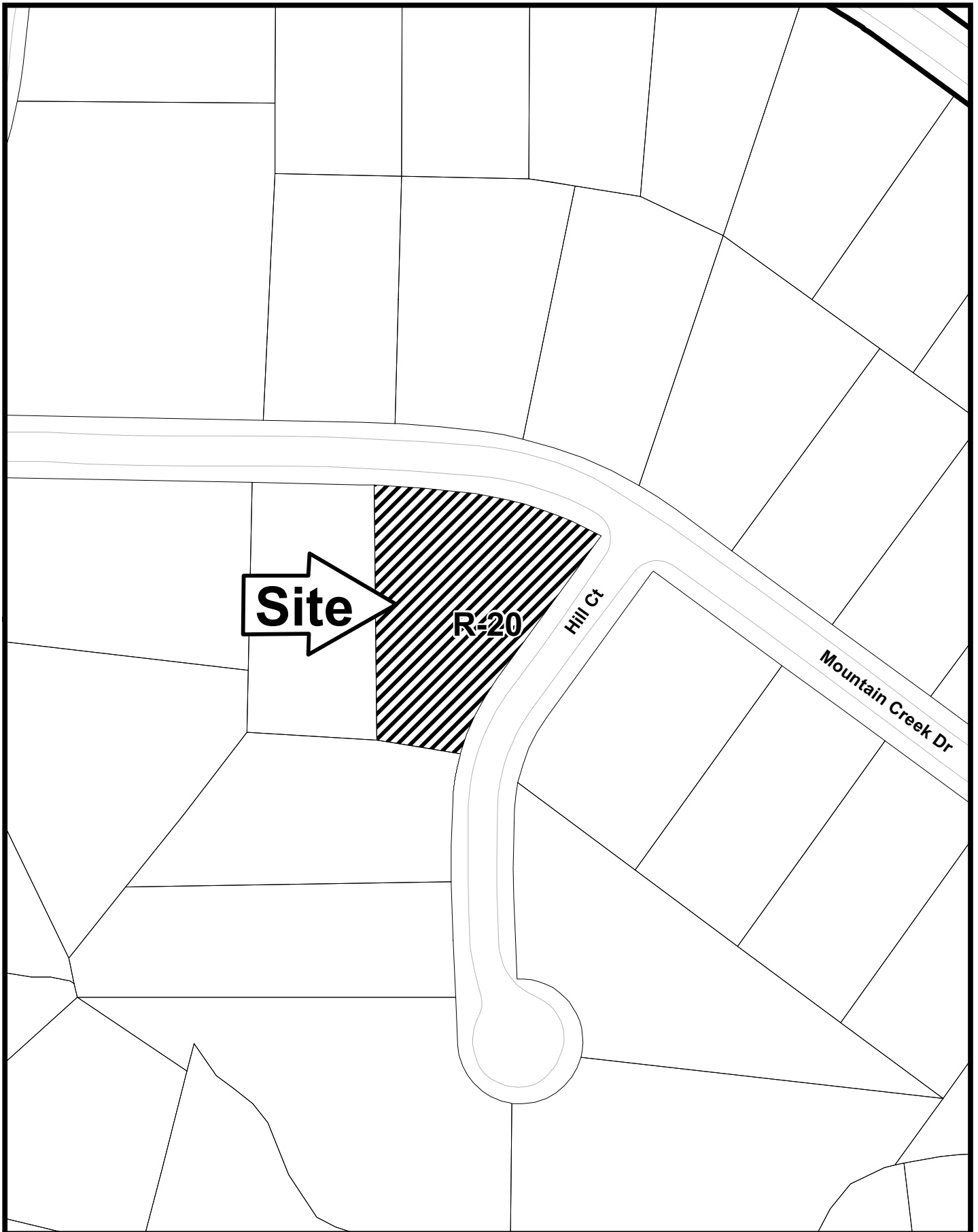
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3" 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 372,878 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

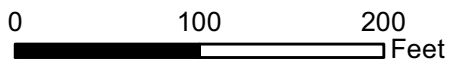
COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 NOV 13 AM 11:45
 COBB COUNTY ZONING DIVISION



JOB NUMBER: 13-05580 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: JACQUELINE L. COMET		DATE 11/11/13
	OWNER / PURCHASER JACQUELINE L. COMET & SCOTT N. COMET		SCALE 1" = 30'
	LAND LOT 26 & 53 1st DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
	LOT 73 BLOCK B UNIT FOUR AREA OF LOT: 25,614 S.F.		
	SUBDIVISION MOUNTAIN CREEK		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
PLAT BOOK 70, PAGE 33 DEED BOOK 14825, PAGE 1959			

LUP-6



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Jackie Comet

PETITION NO.: LUP-6

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 be allowed to operate a business from their home. The business, "dog-sitting," is operated from this location by the owner-occupants and no additional employees. With no set days or hours of operation, generally the applicant states that they receive one or two clients a week and that the existing driveway provides adequate access for them to park and drop off their dogs. Though she has applied for the LUP as a result of a Code Enforcement notice, the applicant has supplied a petition of support signed by at least seven (7) neighbors for her dog-sitting business. The applicant requests approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comments.

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:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Jackie Comet

PETITION NO.: LUP-6

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-6 JACKIE COMET

The applicant is requesting approval of a Temporary Land Use Permit (LUP) for a period of 24 months to continue operating her “dog-sitting” business from her home. Having received a notice from Code Enforcement that the LUP was necessary, the applicant has submitted the current application outlining her operation which involves no employees, deliveries, nor outdoor storage. The applicant has submitted a petition of support signed by at least seven (7) neighbors. Even though the applicant states that her operation does not cause a disturbance to her neighbors, the use is not consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a LDR Low Density Residential future land use category. Therefore, based on the above analysis and strict interpretation of the Code, Staff recommends **DENIAL** of the 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.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 NOV 13 AM 11:45



Application #: LUP-6

PC Hearing Date: 2-4-14

BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Dog sitting
2. Number of employees? 0
3. Days of operation? No set days
4. Hours of operation? No set hours
5. Number of clients, customers, or sales persons coming to the house per day? N/A ; Per week? 1 or 2
6. Where do clients, customers and/or employees park?
Driveway: ; Street: (Other (Explain): Owners
Park in driveway to drop off the leave.
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.): None
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): 24 months
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): _____

Applicant signature: Jackie Comet Date: 11/5/13

Applicant name (printed): Jackie Comet

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



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

Notice of Violation

Violation Number CODE-2013-08363 **Date** November 4, 2013

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

<u>4781 HILL CT</u>	<u>ROSWELL, GA 30075</u>	<u>01</u>	<u>0053</u>	<u>036</u>	<u>R-20</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or COMET JACQUELINE L & SCOTT N (4781 HILL CT NE, ROSWELL, GA 30075)
 and/or DOGVACAY

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 November 4, 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.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Property is not zoned for the breeding or boarding of animals.. ****
PERMITTED USE/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) - regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight is allowed at residence.

TANNESHA BATES 770-528-2185
 Inspector Telephone

