

LUP-29
(2013)



AREA = 0.2758

1692 HOLCOMB LAKE

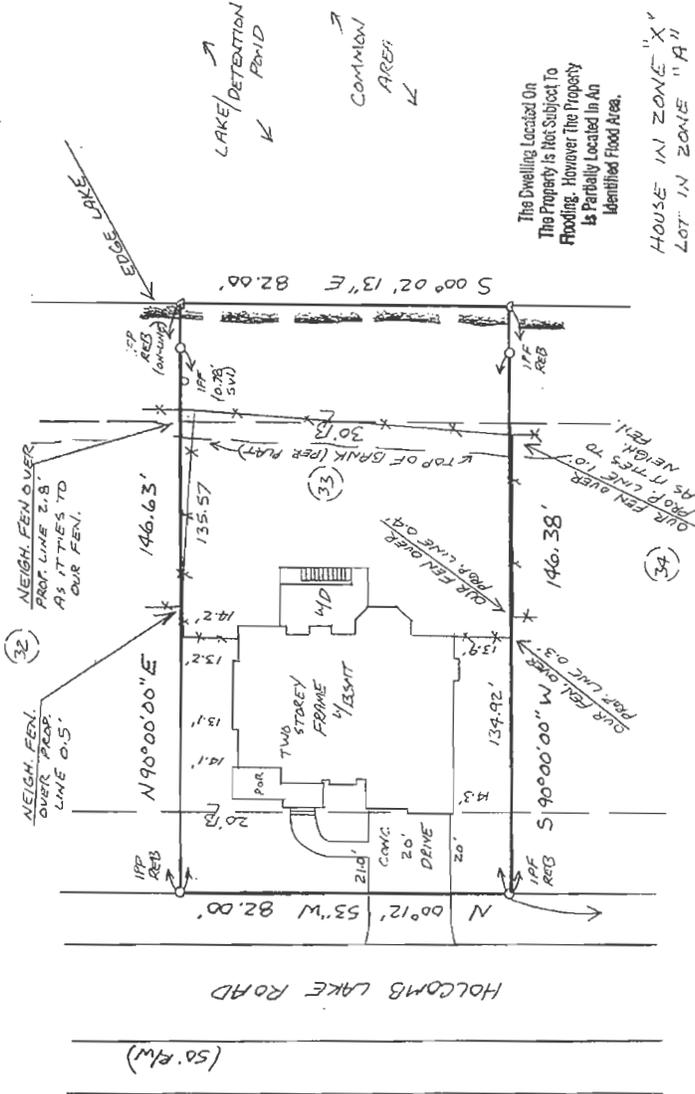


GRAPHIC SCALE

SURVEY FOR:

SCOTT OLSCHANSKY

REVISIONS	UNIT
17.07-02	
LOT 33	BLK.
HOLCOMB LAKE	
LAND LOT	810
DISTRICT	1/6 TH SECTION 21 ^D
CoBB	COUNTY, GEORGIA
PLAT BOOK	212 PAGE 49
DATE:	8-27-13 SCALE: 1" = 30'
JOB #	378-13



The Dwelling Located On
The Property is Not Subject To
FLOODING. However The Property
is Partially Located In An
Identified Flood Area.

HOUSE IN ZONE "X"
LOT IN ZONE "A"

PANEL NO 1306200107H
LOCATION COBB

I HAVE THIS DATE, EXAMINED THE
FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
BEEN PREPARED. THE MAP OR PLAT IS BASED ON AN
OFFICIAL FLOOD HAZARD MAP
PREPARED BY THE FLOOD INSURANCE
FEDERALITY PROGRAM (FIP) IN AN AREA HAVING SPECIAL FLOOD HAZARDS
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
BEEN PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE NATIONAL BOARD OF SURVEYING AND
MAPPING (NBSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL
SURVEYORS (NSPS). THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 200,000 FEET.

EQUIPMENT USED:
TOPCON 612-801

IN MY OPINION, THIS MAP OR PLAT IS CORRECT
AND HAS BEEN PREPARED IN ACCORDANCE WITH
THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.A. Evans
J.A. EVANS
SURVEYING CO. INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

P.O. B.
358.28' ALONG RW
TO INTERSECTION OF THE RW
WITH THE S.W. CORNER
OF L.L. 810 (RECORD TIE)



COBB COUNTY ZONING DIVISION
2013 AUG 27 PM 4:04
FILED IN OFFICE
COBB COUNTY GEORGIA

APPLICANT: Scott Olschansky
678-521-3680

REPRESENTATIVE: Scott Olschansky
678-521-3680

TITLEHOLDER: Scott M. Olschansky

PROPERTY LOCATION: East side of Holcomb Lake Road, east of Wingard Drive (1692 Holcomb Lake Road).

ACCESS TO PROPERTY: Holcomb Lake Road

PHYSICAL CHARACTERISTICS TO SITE: Two Story Frame House with Basement

PETITION NO: LUP-29

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: RA-5

PROPOSED ZONING: Land Use Permit

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

SIZE OF TRACT: 0.2758 acre

DISTRICT: 16

LAND LOT(S): 810

PARCEL(S): 100

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RA-5/ Holcomb Lake Sub Division
- SOUTH:** RA-5/ Holcomb Lake Sub Division
- EAST:** RA-5/ Holcomb Lake Sub Division
- WEST:** RA-5/ Holcomb Lake 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** _____

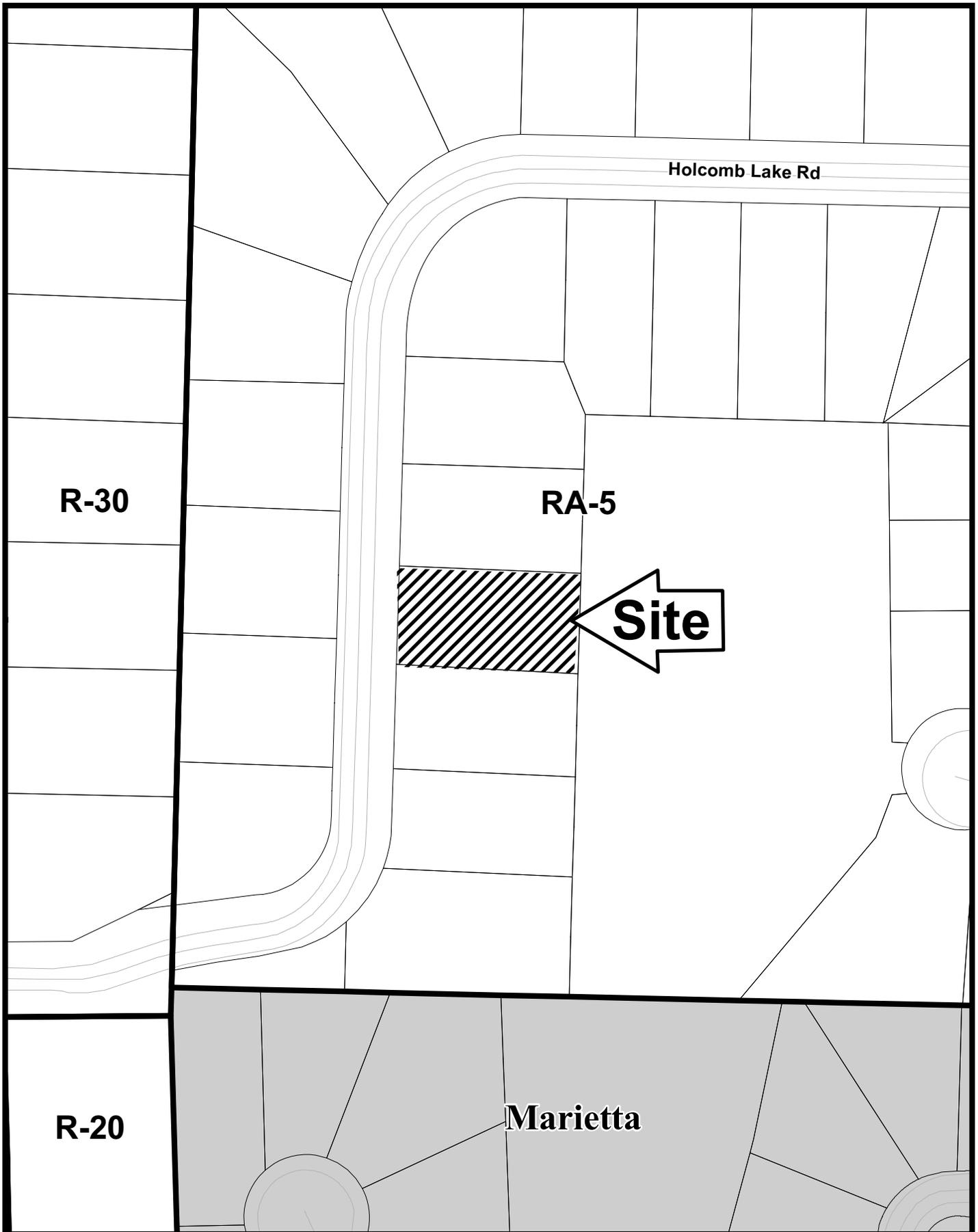
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

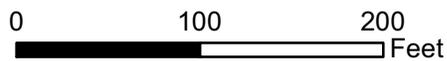
STIPULATIONS:



LUP-29



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Scott Olschansky

PETITION NO.: LUP-29

PRESENT ZONING: RA-5

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 1 unrelated adult to live in a single family home with 3 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 24 months. This application is a result of a compliant received by the Cobb County Code Enforcement Division.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

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: Scott Olschansky

PETITION NO.: LUP-29

PRESENT ZONING: RA-5

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP- 29 SCOTT OLSCHANSKY

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow one unrelated adult to live in a single family home with three 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 tax record indicates there is a total recorded square footage of 3442 square feet of living space, which would allow no more than eight related adults to live in the residence. The applicant stated there will only be three cars regularly parked at the residence. The applicant is requesting approval for 24 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 (Holcomb Lake) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned RA-5. 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.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 AUG 27 PM 4:04
COBB COUNTY ZONING DIVISION



Application #: LVP-29
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? NA
2. Number of employees? NA
3. Days of operation? NA
4. Hours of operation? NA
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.): NA

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 or more years
13. Any additional information? (Please attach additional information if needed):
Applying to have family of 3 plus 1 roommate living in single family residence

Applicant signature: Scott Olschansky Date: 8-27-13

Applicant name (printed): Scott Olschansky

**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-2013-05329 **Date** July 18, 2013

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

1692 HOLCOMB LAKE RD	MARIETTA, GA 30062	16	0810	100	RA-5
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or OLSCHANSKY SCOTT M (1692 HOLCOMB LAKE RD, MARIETTA, GA 30062)

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 July 18, 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	134-197 (3)	Must comply with all requirements in the attached definition of dwelling unit. **see attached**
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (11) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.

TANNESHA BATES	770-528-2185
Inspector	Telephone