

# DENISE DOBSON

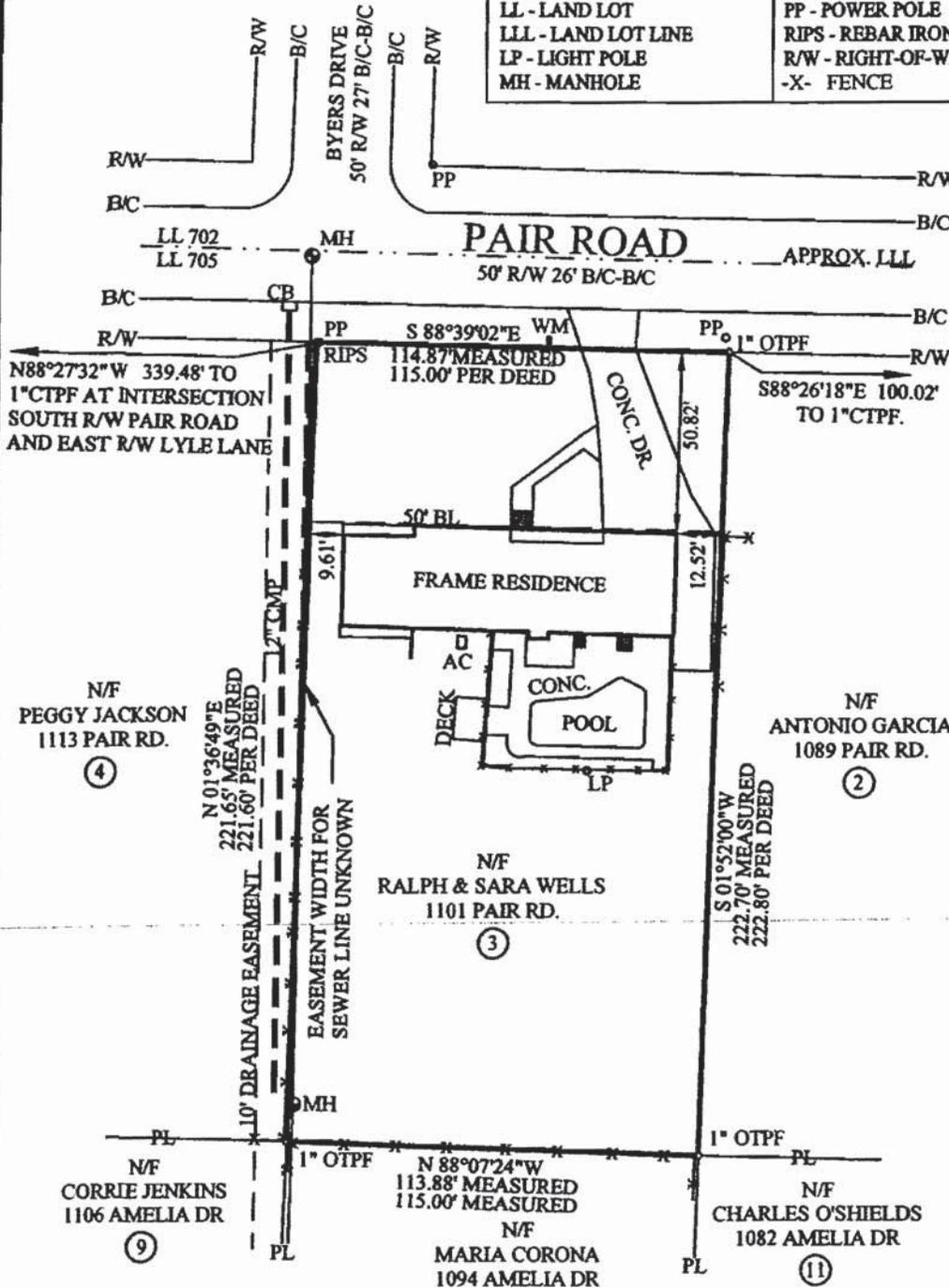
TRACT AREA = 0.583 ACRES

### LEGEND

AC - AIR CONDITIONER PAD	N/F - NOW OR FORMERLY
B/C - BACK OF CURB	OTPF - OPEN TOP PIN FOUND
CB - CATCH BASIN	PB - PLAT BOOK
CONC. - CONCRETE	PG - PAGE
CTPF - CRIMP TOP PIN FOUND	PL - PROPERTY LINE
LL - LAND LOT	PP - POWER POLE
LLL - LAND LOT LINE	RIPS - REBAR IRON PIN SET
LP - LIGHT POLE	R/W - RIGHT-OF-WAY
MH - MANHOLE	-X- FENCE



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,748 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,266 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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 RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0114 G DATED 12-16-08 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

INSTRUMENT USED TOPCON GPT-3005W  
FIELD WORK PERFORMED: 2-20-13

GRAPHIC SCALE IN FEET (10)



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
Ph. (770) 435-2576 - Fax (770) 943-6912

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.

COMP.  
JOB.  
2013006

**APPLICANT:** Sarah C. Wells

**PETITION NO:** LUP-22

**PHONE#:** (770) 432-3557 **EMAIL:** N/A

**HEARING DATE (PC):** 08-05-14

**REPRESENTATIVE:** Denise Dobson

**HEARING DATE (BOC):** 08-19-14

**PHONE#:** (404) 731-2035 **EMAIL:** N/A

**PRESENT ZONING:** R-20

**TITLEHOLDER:** Ralph O. Wells and Sarah C. Wells

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPERTY LOCATION:** South side of Pair Road, across from  
Byers Drive  
(1101 Pair Road).

**PROPOSED USE:** Allow More Adults and  
More Vehicles than County Code Permits

**ACCESS TO PROPERTY:** Pair Road

**SIZE OF TRACT:** 0.583 acre

**DISTRICT:** 19

**PHYSICAL CHARACTERISTICS TO SITE:** One-story frame  
residence

**LAND LOT(S):** 705

**PARCEL(S):** 35

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Milford Subdivision
- SOUTH:** R-20/Johnson Woods Subdivision
- EAST:** R-20/Johnson Woods Subdivision
- WEST:** R-20/Johnson Woods Subdivision

**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** \_\_\_\_\_

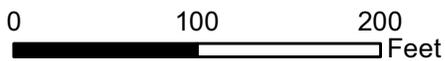
**STIPULATIONS:**



# LUP-22



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Sarah C. Wells

**PETITION NO.:** LUP-22

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP (Renewal)

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Jason A. Campbell

Applicant is requesting the renewal of a Temporary Land Use Permit (LUP) for the purpose of allowing seven unrelated adults to live in a single-family residence. Per the County Code, only one person is allowed per 390 square feet of living area as documented by the tax records. In this instance, there is a total of 1,444 square feet in the house which would allow no more than three persons to be living in the home. Also, this same rule applies to the number of vehicles allowed at a residence. The applicant is also requesting three cars be allowed on the driveway. This is a renewal of LUP-13 approved May 21, 2013, which allowed five vehicles (three allowed to park in driveway, two vehicles to be parked in the garage) and no on-street parking. The previous LUP was also approved for a maximum of seven adults.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

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**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.

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**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: Sarah C. Wells**

**PETITION NO.: LUP-22**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comment (Renewal).

## STAFF RECOMMENDATIONS

**LUP-22      SARAH C. WELLS**

The applicant is requesting the renewal of a Temporary Land Use Permit (LUP-13 of 2013) that allowed a maximum of five vehicles (three in driveway and two to be parked in the garage) and seven adults (minutes attached hereto). Based upon the above analysis and the previous approval, Staff recommends APPROVAL for 24 months subject to the following:

- Maximum of five vehicles (three allowed to park in driveway, two vehicles to be parked in the garage), and no on-street parking;
- Maximum of seven adults as listed on the attached list received by the Zoning Division on May 19, 2014;
- No outside storage around the building;
- No commercial activity or yard sales (except as allowed by Code); and
- Department of Transportation comments and recommendations.

**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 #: LWP-22  
PC Hearing Date: 8-5-14  
BOC Hearing Date: 8-19-14

2014 MAY 19 AM 10:32  
COBB COUNTY CLERK

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 0
2. Number of related adults in the house? 7
3. Number of vehicles parked on the driveway? 3
4. Number of vehicles parked in garage? none at this time
5. Number of vehicles parked on the street? 0
6. Does the property owner live in the house? Yes  ; No
7. Any outdoor storage? No  ; Yes  (If yes, please state what is kept outside): \_\_\_\_\_
8. Length of time requested (24 months maximum): 24 months
9. 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).  
code-2012-03576
10. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Sarah Wells Date: 5-19-2014  
Applicant name (printed): Sarah Wells

**ZONING STAFF USE ONLY BELOW THIS LINE**

Zoning of property: \_\_\_\_\_  
Size of house per Cobb County Tax Assessor records: \_\_\_\_\_  
Number of related adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_  
Number of unrelated adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_  
Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_  
Number of vehicles proposed to be parked outside: \_\_\_\_\_ Number of vehicles permitted \_\_\_\_\_

COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2014 MAY 19 AM 10:32  
 COBB COUNTY ZONING DIVISION

Date 9-14-2010

I, Sarah Wells, live at  
(name)  
1101 Fair Road SW. Marietta, Ga. 30060  
(address)

The following adults and children live at the residence with me:

Name	Age	* Relationship to Primary Owner/Resident	Type of Vehicle regularly parked at residence
1. Sarah Wells	68 70	handicapped self	Blue Chev Van (Self)
2. Ralph Wells	69 72	spouse	Gray Ply Truck
3. Dora Dutton	70 72	sister (legally blind)	White Chev Van
4. Melissa Dutton	37 39	<sup>niece</sup> handicapped	None Can't drive
5. Denise Dobson	42 44	daughter to Sarah	Brown Van
6. Miles Dobson	42 45	son in law <sup>lost</sup> (his job)	White Trailblazer
7. Jessica Dobson	17 20	granddaughter	Does not drive
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____

Lots of medical problems

Layed off

\*Relationship example: mother, father, son, daughter, sister, brother, or none if not related.

Sarah Wells  
Signature

[Signature]  
Notary Public

9/14/10  
Date

**CHARLES A CLAYTON**  
**NOTARY PUBLIC**  
 Paulding County - State of Georgia  
 My Comm. Expires Aug. 9, 2014

LUP-22 (2014)  
Previous Minutes

ORIGINAL DATE OF APPLICATION: 05-21-13

APPLICANTS NAME: SARAH C. WELLS

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS

**BOC DECISION OF 05-21-13 ZONING HEARING:**

**SARAH C. WELLS** (Ralph O. Wells and Sarah C. Wells, owners) requesting a **Land Use Permit** for the purpose of **Allowing More Adults And More Vehicles Than County Code Permits** in Land Lot 705 of the 19<sup>th</sup> District. Located on the south side of Pair Road, across from Byers Drive (1101 Pair Road).

MOTION: Motion by Lee, second by Goreham, to **approve** Land Use Permit for **12 months** subject to:

- **Maximum of five vehicles (three allowed to park in driveway, two vehicles to be parked in the garage), and no on-street parking**
- **Maximum of seven adults, as listed on notarized statement submitted to the Zoning Division March 7, 2013, no additional residents allowed (attached and made a part of these minutes)**
- **No outside storage around the building**
- **No commercial activity or yard sales (except as allowed by Code)**
- **A verified code complaint in the future will result in the loss of the Land Use Permit**

VOTE: **ADOPTED** unanimously

COBB COUNTY BOARD OF COMMISSIONERS  
MAY 21 2013  
10:02 AM

Min. No. 68 Petition No. LUP-13  
Doc. No. Listing of adults  
May 21, 2013



November 7, 2012

Re: Residence dwelling at 1101 Pair Rd. SW, Marietta, GA 30060

- Ralph Wells age 71 home owner (husband) had MDS
- Sarah Wells age 71 home owner (wife) disabled
- Dora Jane Dutton age 72 (Sarah's sister) dementia and cannot be left alone
- Melissa Dutton age 39 (Dora's daughter) mentally and physically handicapped
- Miles Dobson age 44 (Son-in-law to Sarah and Ralph)
- Denise Dobson age 43 (Sarah and Ralph's daughter) disabled
- Jessica Dobson age 19 (Miles and Denise's daughter)

Vehicles:

- Ralph- Truck
- Sarah- Blue van
- Dora- White van (she is unable to drive at this time)
- Miles- Silver car (work vehicle)
- Denise- White SUV

Yard Sales:

There have not been any yard sales at this residence in 5+ years

Ralph Wells  
Ralph Wells

Sarah Wells  
Sarah Wells



Notary: Janice Gail Ivey