



**APPLICANT:** Rose Catherin

**PETITION NO:** LUP-33

**PHONE#:** (404) 312-0607 **EMAIL:** rose\_catherin@yahoo.com

**HEARING DATE (PC):** 10-07-14

**REPRESENTATIVE:** Rose Catherin

**HEARING DATE (BOC):** 10-21-14

**PHONE#:** (404) 312-0607 **EMAIL:** rose\_catherin@yahoo.com

**PRESENT ZONING:** R-20

**TITLEHOLDER:** Rose Catherin

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

**PROPERTY LOCATION:** Northeast side of Hazelwood Drive,  
west of Yancy Drive  
(1947 Hazelwood Drive)

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

**ACCESS TO PROPERTY:** Hazelwood Drive

**SIZE OF TRACT:** 0.30 acre

**DISTRICT:** 16

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**LAND LOT(S):** 1244

**PARCEL(S):** 19

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Hamby Acres Subdivision
- SOUTH:** R-20/Hamby Acres Subdivision
- EAST:** R-20/Hamby Acres Subdivision
- WEST:** R-20/Hamby Acres Subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

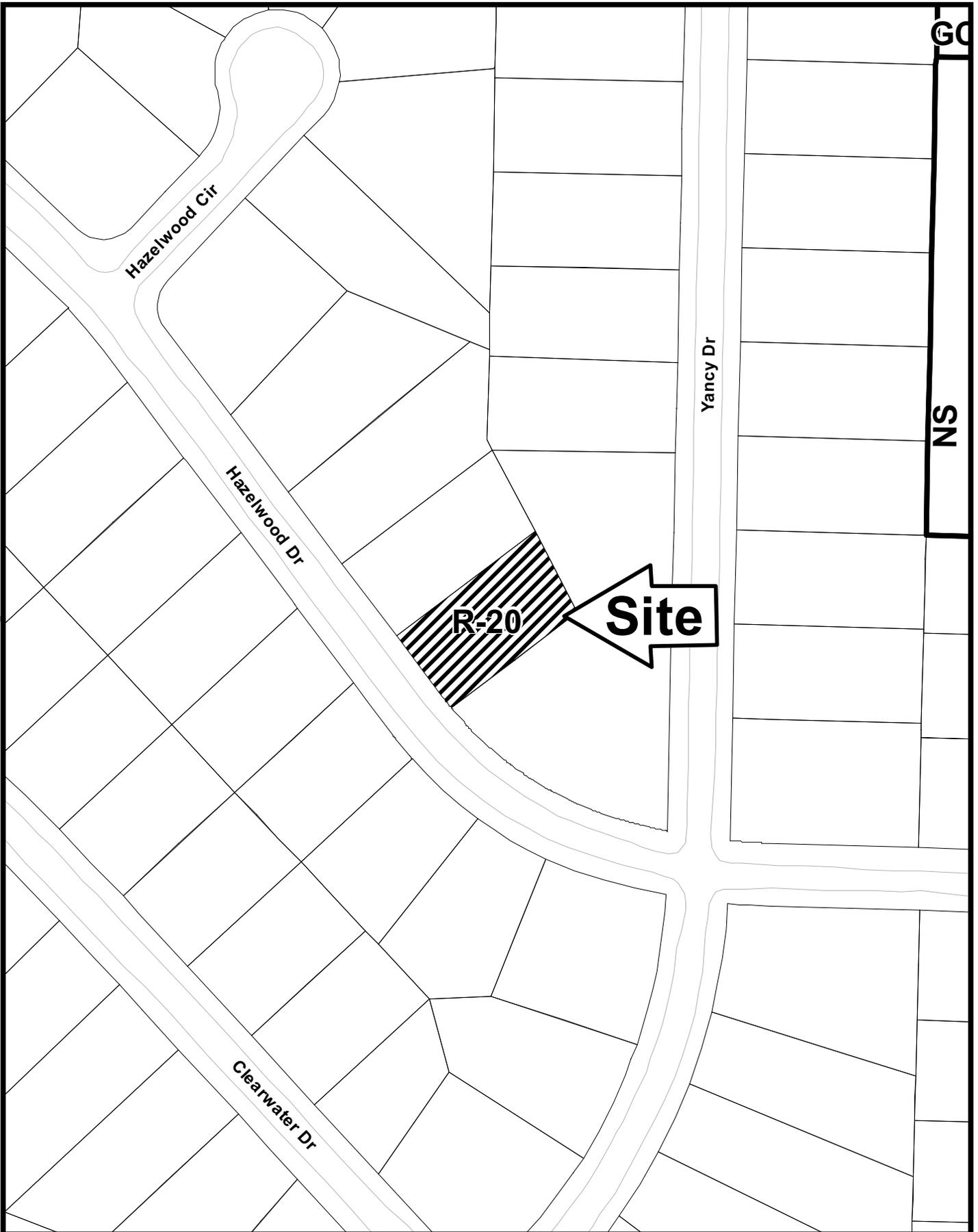
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

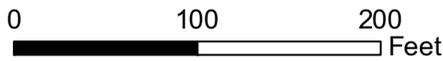
**STIPULATIONS:**



# LUP-33



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Rose Catherin

**PETITION NO.:** LUP-33

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

The applicant is requesting a renewal of the Temporary Land Use Permit (LUP) to continue to allow three (3) adults to live in a single-family residence. Currently, the home is rented to a family: husband, and wife, two (2) daughters under the age of 18 and a grandmother for a total of three (3) adults. This is one (1) more than the County Code allows given the required 390 square feet per adult and the home’s 989 square foot size. The applicant is requesting approval for two (2) years.

**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.

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**WATER & SEWER COMMENTS:**

No comments (Marietta Water and Sewer service Area).

\*\*\*\*\*

**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, Life Safety Code requirements and the Official Code of Cobb County, Georgia.

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**STORMWATER MANAGEMENT COMMENTS**

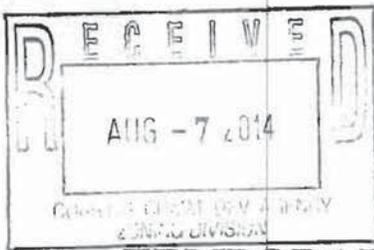
No comment (Renewal).

## **STAFF RECOMMENDATIONS**

### **LUP- 33      ROSE CATHERIN**

The applicant is requesting a renewal of a Temporary Land Use Permit (LUP) in order to be allowed three (3) related adults at the residence. The County Code would allow only two (2) people based on the total square footage of the house recorded in the tax records (one (1) person per 390 square feet of floor area). There have not been any complaints filed with Code Enforcement since the approval of the previous LUP. The applicant is requesting a 24 month renewal. Based on the above analysis, Staff recommends **APPROVAL** of the applicant's 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 #: LUP-33  
 PC Hearing Date: 10-7-14  
 BOC Hearing Date: 10-21-14

## 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? 3
3. Number of vehicles parked on the driveway? 2
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 1

6. Does the property owner live in the house? Yes \_\_\_\_\_ ; No X
7. Any outdoor storage? No X ; 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 (X) (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

10. Any additional information? (Please attach additional information if needed):  
renewal of 2013 temporary land use permit (situation is unchanged)

Applicant signature: R. Oatman Date: 8/7/2014

Applicant name (printed): ROSE OATMAN

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20  
 Size of house per Cobb County Tax Assessor records: 989 sq ft  
 Number of related adults proposed: 3 Number permitted by code: 2  
 Number of unrelated adults proposed: 0 Number permitted by code: 1  
 Number of vehicles proposed: 2 Number permitted by code: 2  
 Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted: 3

Rose CATHERIN  
455 Jo Ann Dr SE  
Marietta, GA 30067  
tel: 404 312 0407

August 7th, 2014

Request for renewal of Temporary Land Use permit for property 1947 Hazelwood Dr,  
Marietta, GA 30067

Dear Cobb County Community Development Commission,

I would like to renew the Temporary Land Use Permit that was granted last year for my rental property located at 1947 Hazelwood Dr, Marietta, GA 30067.

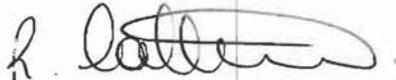
Since December 2d, 2012, the property has been rented to a family with 2 daughters and a Grandmother. I was not aware, prior to renting my property to the Davila family, that Cobb County required a minimum square footage per adult (390 sqf). My property is 989 sqf and 3 adults live in it.

Since December 2012, I have been very happy with my renters. They pay on time and seem to keep the property in good standing. The renters like the house and their 2 kids go to Powers Ferry Elementary school which is walking distance to the property. The Grandmother does not have the ability to move out for financial reasons and as she helps take care of the children.

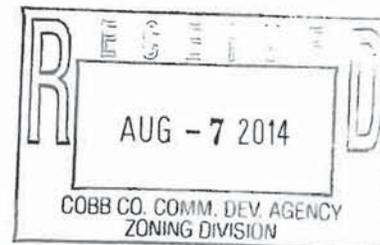
Therefore I would like to renew the Temporary Land Use Permit for a 2-year in order to compensate the missing 181 sqf.

I thank you very much for your consideration.

Best regards,



Rose CATHERIN



ORIGINAL DATE OF APPLICATION: 05-21-13

LUP-33 (2014)  
Previous Minutes

APPLICANTS NAME: ROSE CATHERIN

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

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

**ROSE CATHERIN** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Adults Than County Code Permits in Land Lot 1244 of the 16<sup>th</sup> District. Located on the east side of Hazelwood Drive, west of Yancey Drive (1947 Hazelwood Drive).

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

- Allowance of one additional adult (maximum of three adults)
- Applicant/Owner to maintain property and keep yard clean
- Items located in the screened porch area to be removed
- For sale trailer parked in driveway to be sold/removed within 90 days of this decision
- Vehicles to be parked on hardened surfaces
- No outside storage

VOTE: **ADOPTED** unanimously