

ZONING INFORMATION

COBB COUNTY - R-20
 MINIMUM LOT AREA: 20,000 SQUARE FEET
 MINIMUM LOT WIDTH: 75 FEET
 MAXIMUM FLOOR AREA: 1,200 SQUARE FEET
 MAXIMUM LOT COVERAGE: 35 PERCENT
 MINIMUM FRONT SETBACK: 35 FEET (LOCAL)
 MINIMUM SIDE SETBACK: 10 FEET
 MINIMUM REAR SETBACK: 35 FEET
 MUST BE VERIFIED BY COBB COUNTY PRIOR TO CONSTRUCTION.

LEGEND

- B BUILDING LINE
- P PROPERTY LINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT

REFERENCE MATERIAL

- QUITCLAIM DEED IN FAVOR OF ROBERT COLLINS DEED BOOK 14984, PAGES 2712-2714 COBB COUNTY, GEORGIA RECORDS

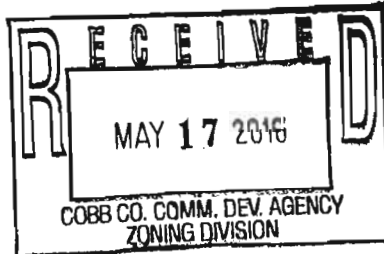
SURVEY NOTES

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. LOCATIONS OF UNDERGROUND UTILITIES 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, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

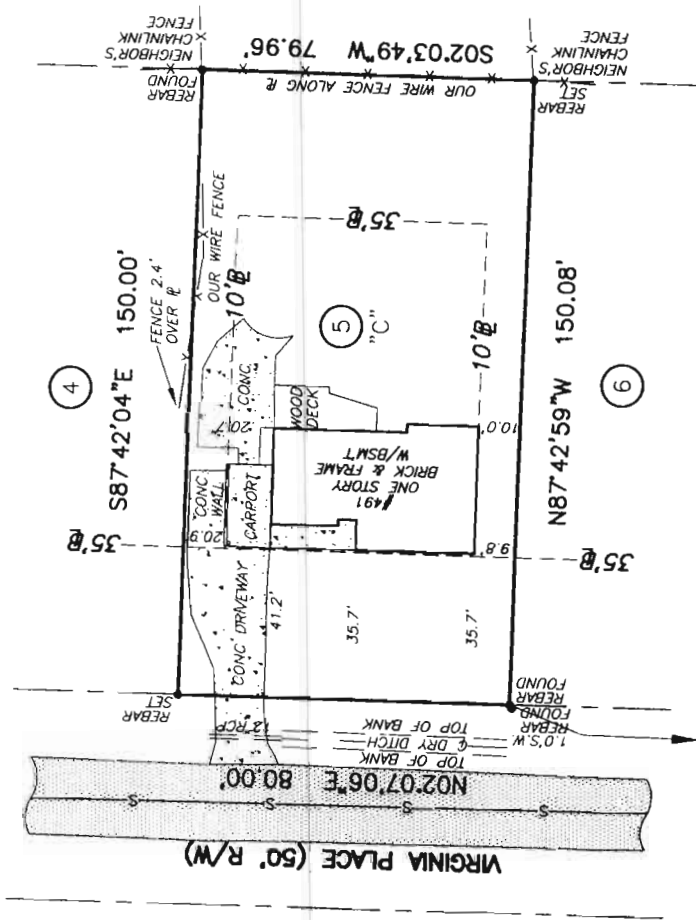


know what's below.
Call before you dig.

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122,296 FEET LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.



No.	Revision	Date
3		
8		



LUP-13
(2016)

TOTAL AREA= 0.275± ACRE
 OR 12,000± SQ. FT.
 491 VIRGINIA PLACE
 MARIETTA, GEORGIA

McLUNG SURVEYING SERVICES, INC.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 Certificate of Authorization #LSF000752



Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG
 JOB#242109

In my opinion this plat is a correct representation of the land platted.

SURVEY FOR
MARIETTA AFFORDABLE HOUSING
LOT 5 BLOCK "C"
SECTION TWO
MEADOWBROOK SUBDIVISION
 LAND LOT 650
 DISTRICT 17TH. 2ND SECTION
 COBB COUNTY
 GEORGIA
 PLAT PREPARED: 5-4-16
 FIELD: 5-2-16 SCALE: 1"=30'

PG 13
 PG 84

APPLICANT: Marietta Affordable Housing

PHONE#: 770-565-056 **EMAIL:** bob@ilearn.com

REPRESENTATIVE: Robert Collins

PHONE#: 770-565-0564 **EMAIL:** bob@ilearn.com

TITLEHOLDER: Marietta Affordable Housing

PROPERTY LOCATION: On the east side of Virginia Place and southwest of Powers Ferry Rd (491 Virginia Place)

ACCESS TO PROPERTY: Virginia Place

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Meadowbrook 2 Subdivision
SOUTH: R-20/Meadowbrook 2 Subdivision
EAST: R-20/Meadowbrook 2 Subdivision
WEST: R-20/Meadowbrook 2 Subdivision

Adjacent Future Land Use:

North: Medium Density Residential (MDR)
East: Medium Density Residential (MDR)
South: Medium Density Residential (MDR)
West: Medium Density Residential (MDR)

PETITION NO: LUP-13

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Unrelated Adults and Vehicles than Permitted by Code

SIZE OF TRACT: .169 acre

DISTRICT: 17

LAND LOT(S): 650

PARCEL(S): 29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

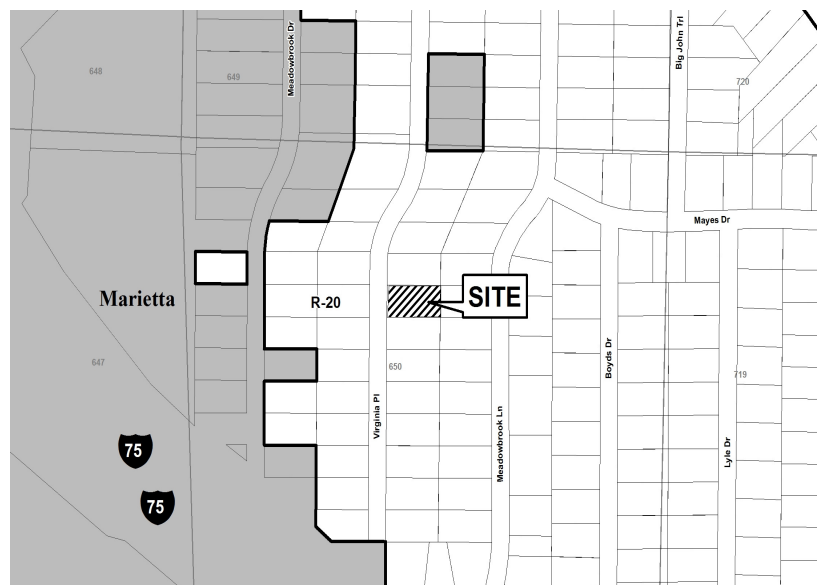
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

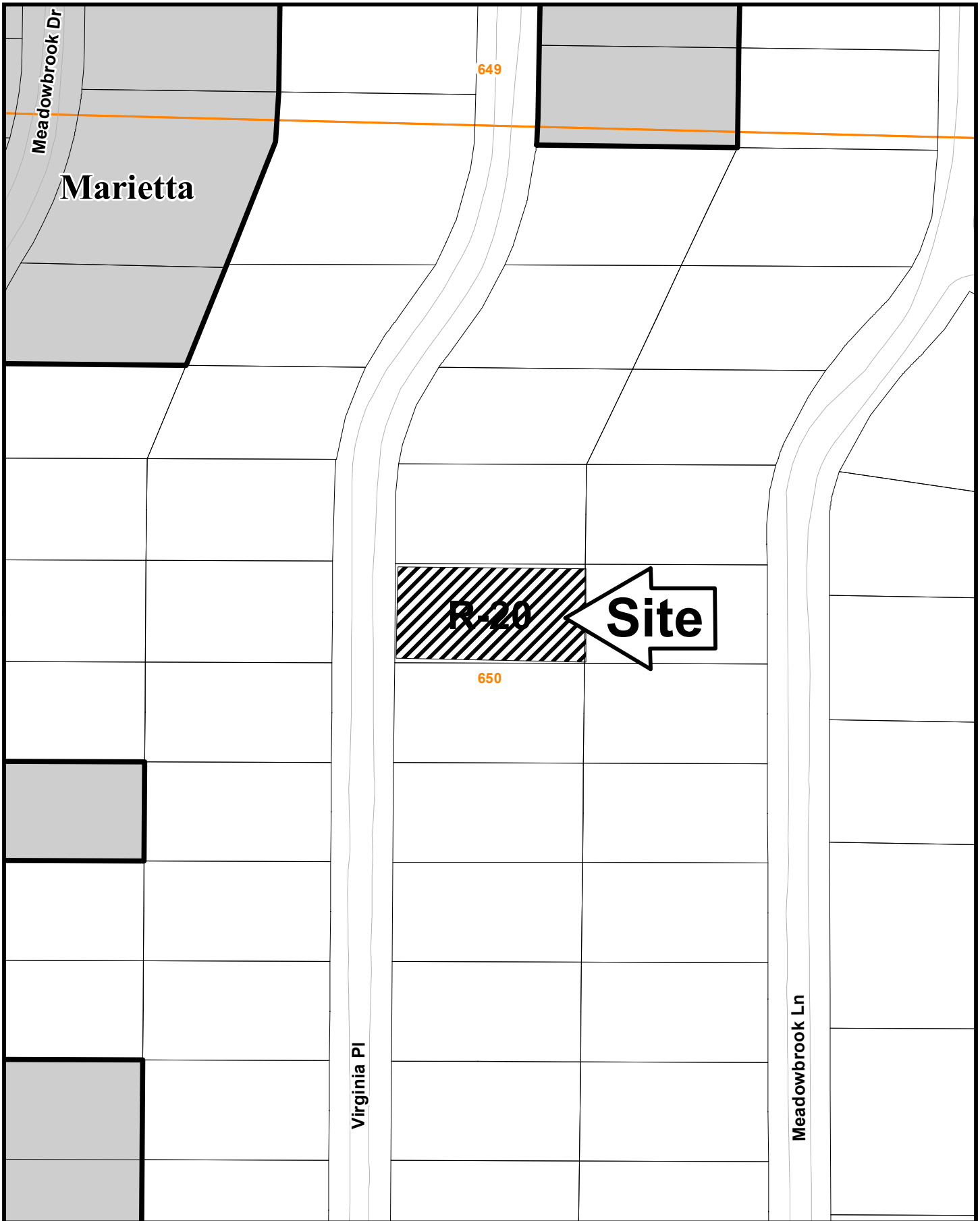
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

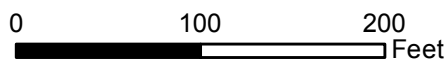
STIPULATIONS:



LUP-13-2016 GIS



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



- City Boundary
- Zoning Boundary

APPLICANT: Marietta Affordable Housing

PETITION NO.: LUP-13

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Kim Wakefield

This applicant is requesting a Temporary Land Use Permit to allow more than two unrelated adults and more than three vehicles on the property. Per the County Code, a dwelling unit shall have at least 390 square feet per adult occupant and vehicle. The Cobb County Tax Assessor’s website shows the house has 1,319 square feet, which would allow up to three related adults (within the fourth degree) and three vehicles on the property. On the applicant’s property, there are four vehicles and four unrelated adults. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Property is served by Marietta water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Marietta Affordable Housing

PETITION NO.: LUP-13

FIRE COMMENTS:

GROUP HOME: 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.

APPLICANT: Marietta Affordable Housing

PETITION NO.: LUP-13

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-13 MARIETTA AFFORDABLE HOUSING

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.

The application is the result of a complaint due to the number of residents on the property. The use and condition of the property have adversely affected the surrounding properties.

(2) Parking and traffic considerations.

Applicant indicates vehicles will be parked in the driveway and occasionally on the street.

(3) Number of nonrelated employees.

N/A

(4) Number of commercial and business deliveries.

N/A

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.

N/A

(6) Compatibility of the business use to the neighborhood.

N/A

(7) Hours of operation.

N/A

(8) Existing business uses in the vicinity.

N/A

(9) Effect on property values of surrounding property.

Multiple cars on the property start to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.

(10) Circumstances surrounding neighborhood complaints.

The use and condition of the property resulted in a complaint filed with Code Enforcement.

(11) Intensity of the proposed business use.

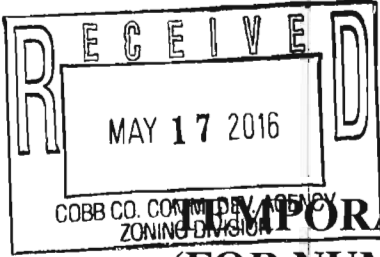
N/A

(12) Location of the use within the neighborhood.

The proposal is located within a platted subdivision and is surrounded by residential issues.

Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the application.

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 #: LVP-13

PC Hearing Date: 8-2-16

BOC Hearing Date: 8-16-16

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

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? 0
3. Number of vehicles at the house? 4
4. Where do the residents park?
Driveway: ; Street: occasionally ; Garage: _____
5. Does the property owner live in the house? Yes _____ ; No
6. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
7. Length of time requested (24 months maximum): 24 months
8. 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).
9. Any additional information? (Please attach additional information if needed):
Students are currently attending Life University and Kansas State

Applicant signature: Kathy Pecora Date: _____

Applicant name (printed): KATHY PECORA

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,319 sq ft

Number of related adults proposed: 0 Number permitted by code: 3

Number of unrelated adults proposed: 4 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 3

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3 *outside*



Cobb County...Expect the Best!

**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

Fax: (770) 528-2092

**LUP-13 (2016)
Code
Enforcement
Notice of
Violation**

Notice of Violation

Violation Number: CODE-2016-02210

Date: 3/23/2016

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

<u>491 VIRGINIA PL SE</u>	<u>MARIETTA, GA 30067</u>	<u>17</u>	<u>0650</u>	<u>029</u>	<u>R-20</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or COLLINS ROBERT (491 VIRGINIA PL SE MARIETTA, GA 30067)

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 March 23, 2016. 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)	Must comply with all requirements in the attached definition of dwelling unit. see attached
PARKING STANDARDS	134-272 (5) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.

Nick Walker (nicholas.walker@cobbcounty.org)

770 528-2031

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG