

LUP-18
(2013)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 APR 18 PM 1:43
COBB COUNTY ZONING DIVISION



S 88° 26' 32" E

CREEK TRAIL (50' R/W)

11.10' I.P.F. P.O.B. I.P.F.

85.01'

35' B

20' 55" E
N 01° 03' 30" E - 198.34'

CONC. DRIVE

TWO STORY BRICK & FRAME

174

S 01° 03' 30" W - 198.55'

173

WOOD FENCE

288

287

289

290

NOTE: HOUSE LOCATED HEREON IS OUTSIDE THE FIA FEDERAL FLOOD HAZARD AREA.

850' N 88° 38' 01" W I.P.F. L.L.L. I.P.F.

751 CREEK TRAIL
KENNESAW, GA.

McCLUNG SURVEYING



PROPERTY OF
**ROBERT GARCIA &
TEENA W. GARCIA**

Part of
This property (is) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps, Zone A. In my opinion this plat is a correct representation of the land matterd.

**LOT 174
YORKTOWNE
(FORMERLY: CRIPPLE CREEK II)**
LAND LOT 287
DISTRICT 16TH. SECTION 2ND.
COUNTY COBB
GEORGIA

Perry E. McClung, Surveyor

Fences should not be placed using side dimensions from house.

DATE 5-13-91 SCALE 1" = 40'

PB 103 PG 87
MRP-W

APPLICANT: Walter Donald Beckwith
(404) 542-0524

REPRESENTATIVE: Walter Donald Beckwith
(404) 542-0524

TITLEHOLDER: Walter Donald Beckwith and Stephanie P. Beckwith

PROPERTY LOCATION: South side of Creek Trail, southwest
of North Booth Road
(751 Creek Trail).

ACCESS TO PROPERTY: Creek Trail

PHYSICAL CHARACTERISTICS TO SITE: 2 Story Brick and
Frame House

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Cripple Creek Sub Division
- SOUTH:** RM-12/ Clarinbridge Apartments
- EAST:** R-15/ Cripple Creek Sub Division
- WEST:** R-20/ Cripple Creek Sub Division

PETITION NO: LUP-18

HEARING DATE (PC): 07-08-13

HEARING DATE (BOC): 07-16-13

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Adults Than
County Code Permits

SIZE OF TRACT: 0.38 acre

DISTRICT: 16

LAND LOT(S): 287

PARCEL(S): 78

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

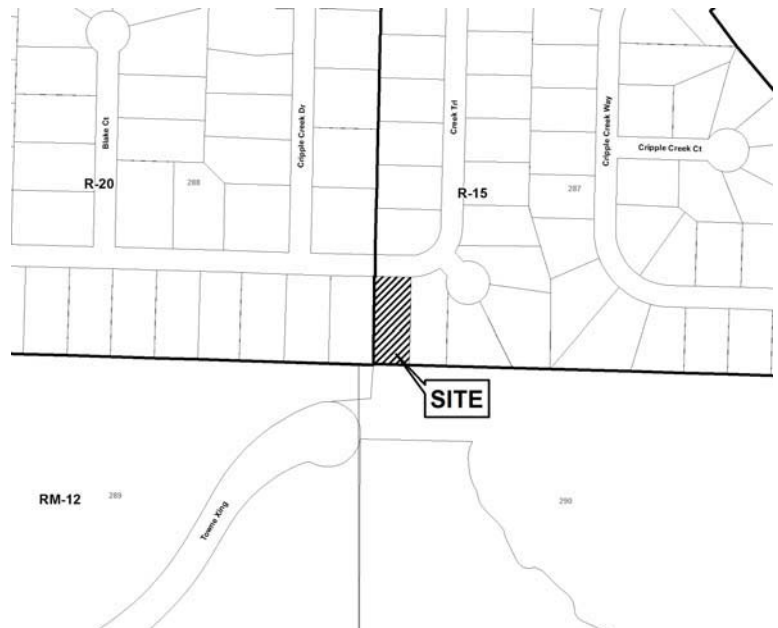
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

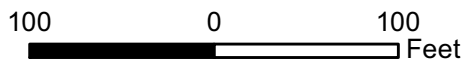
STIPULATIONS:



LUP-18



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Walter Donald Beckwith

PETITION NO.: LUP-18

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to be allowed three (3) unrelated adults to live in a single-family residence. Per the County Code, only one (1) person is allowed per 390 square feet of living area, as documented by the tax records. The County Code states that a family or 2 unrelated adults may occupy the house. In this instance, there is a total recorded square footage of 2672 square feet in the house which would allow no more than six (6) persons to be living in the home as a family. Also, this same rule applies to the number of vehicles allowed at a residence. Currently, the applicant is allowed a total of six (6) vehicles regularly parked at the property, three (3) of which must be parked in a carport, garage or the like.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

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:

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: Walter Donald Beckwith

PETITION NO.: LUP-18

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-18 WALTER DONALD BECKWITH

The applicant is requesting a Temporary Land Use Permit (LUP) in order to be allowed three (3) unrelated adults to live in a single-family residence. Per the County Code, only one (1) person is allowed per 390 square feet of living area, as documented by the tax records. The County Code states that a family or 2 unrelated adults may occupy the house. In this instance, there is a total recorded square footage of 2672 square feet in the house which would allow no more than six (6) persons to be living in the home as a family. Also, this same rule applies to the number of vehicles allowed at a residence. Currently, the applicant is allowed a total of six (6) vehicles regularly parked at the property, three (3) of which must be parked in a carport, garage or the like. Notices have issued to the property since 2011 for numerous code complaints and violations. Those violations would include litter on the property, noncompliance vehicles, parking in the grass, too many people living in the house, and failing to maintain the grass below 12 inches. This application is a result of a Notice of Violation issued to the property owner on April 9, 2013. This property is located within an MDR medium density residential future land use area on the *Cobb County Comprehensive Plan*. Based on the above analysis and a strict interpretation of the code, Staff recommends **DENIAL** 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.

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Application #: LUP-18
PC Hearing Date: 7-8-13
BOC Hearing Date: 7-16-13

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 APR 18 PM 1:40
TEMPORARY LAND USE PERMIT WORKSHEET
COBB COUNTY ZONING DIVISION

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

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: _____
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Stephanie Beckwith Date: _____

Applicant name (printed): _____