

LUP-27
(2013)

LEGEND

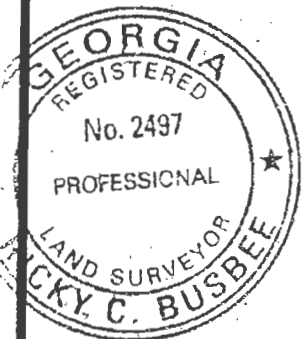
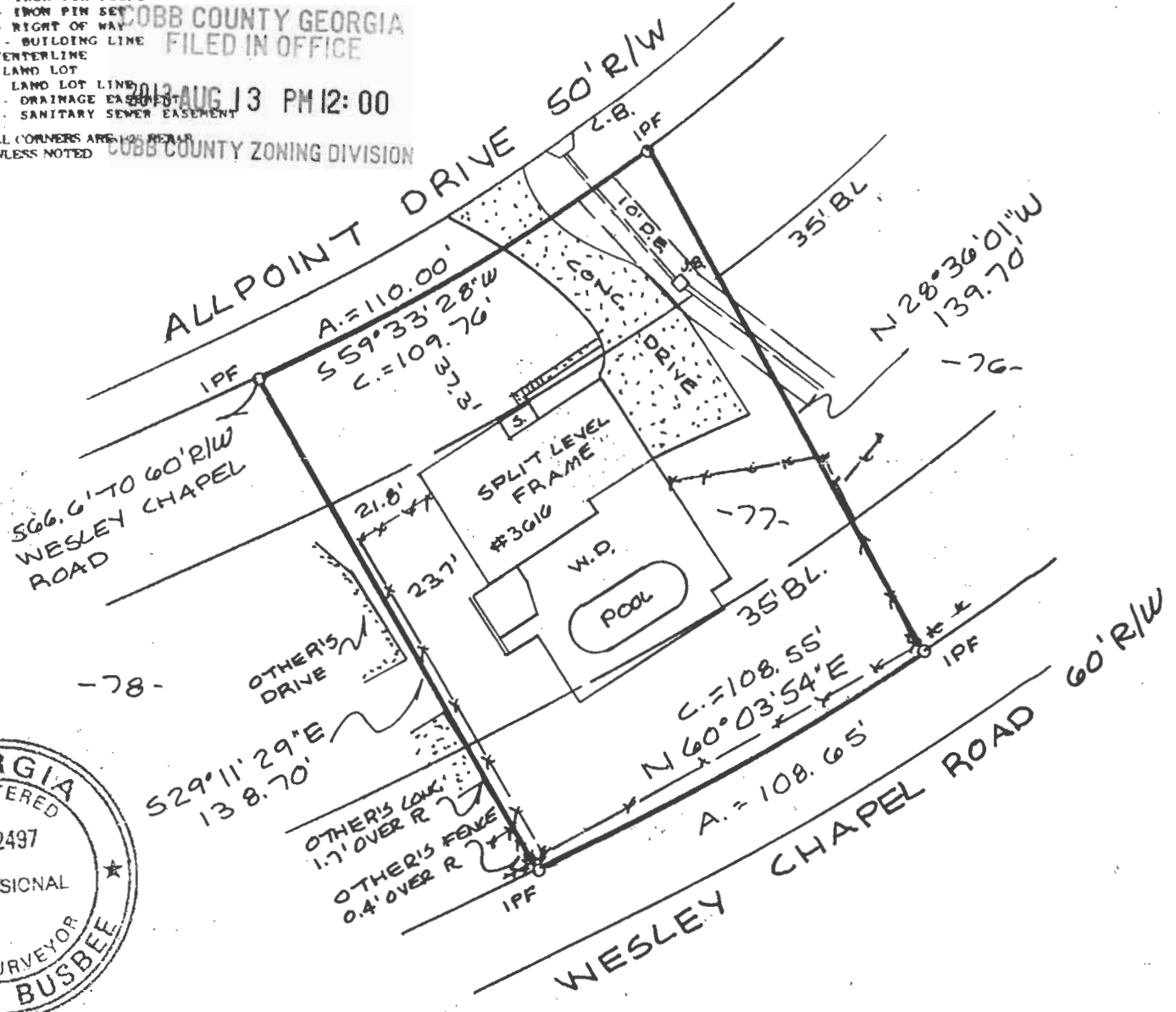
- IPF - IRON PIN FOUND
- IPB - IRON PIN SET
- R/W - RIGHT OF WAY
- B.L. - BUILDING LINE
- C - CENTERLINE
- LL - LAND LOT
- LL.L - LAND LOT LINE
- D.E. - DRAINAGE EASEMENT
- S.E. - SANITARY SEWER EASEMENT

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 AUG 13 PM 12:00

COBB COUNTY ZONING DIVISION

ALL CORNERS ARE TO BE MARKED
UNLESS NOTED



I HAVE THIS DATE, EXAMINED THE
FHA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE (NOT)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

AREA = 0.346 ACRES



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
TOPCON 673-ERB) & TRANSIT W/200' STEEL TAPE.
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.

SURVEY FOR:
HELEN PETTITT

Ricky C. Busbee
BUSBEE SURVEYING CO., INC.
LAND SURVEYING
3151 MAIN STREET, DULUTH, GEORGIA 30096
PH. 770-497-9866
Fax 770-497-9881

LOT 77	REVISIONS
SPRINGWOOD PLAT BK. 79, PG. 62 LAND LOT 330	
16 TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA	CC T.H. DRAWN S.B. CHKD R.B. JOB #
DATE: 3-8-00 SCALE: 1" = 40'	19039

APPLICANT: Cynthia Webster
404-664-4757

REPRESENTATIVE: Cynthia Webster Couchman
404-664-4757

TITLEHOLDER: Cynthia Couchman (f/k/a Cynthia Webster)

PROPERTY LOCATION: South side of Allpoint Drive, north side of Wesley Chapel Road; northeasterly of the intersection of Allpoint Drive and Wesley Chapel Road (3616 Allpoint Drive).

ACCESS TO PROPERTY: Allpoint Drive

PHYSICAL CHARACTERISTICS TO SITE: Split level single family home

PETITION NO: LUP-27

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

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

SIZE OF TRACT: 0.346 acre

DISTRICT: 16

LAND LOT(S): 330

PARCEL(S): 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Springwood Sub Division
- SOUTH:** R-20/ Rosemary Place Sub Division
- EAST:** R-20/ Springwood Sub Division
- WEST:** R-20/ Springwood Sub Division

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

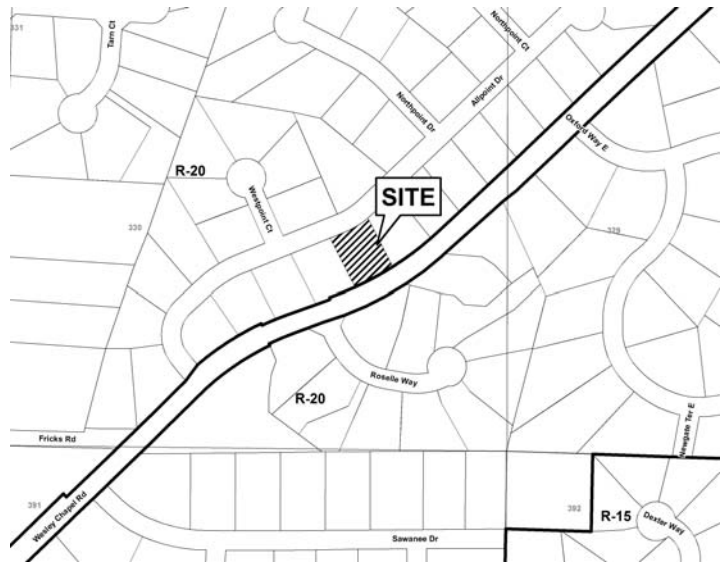
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

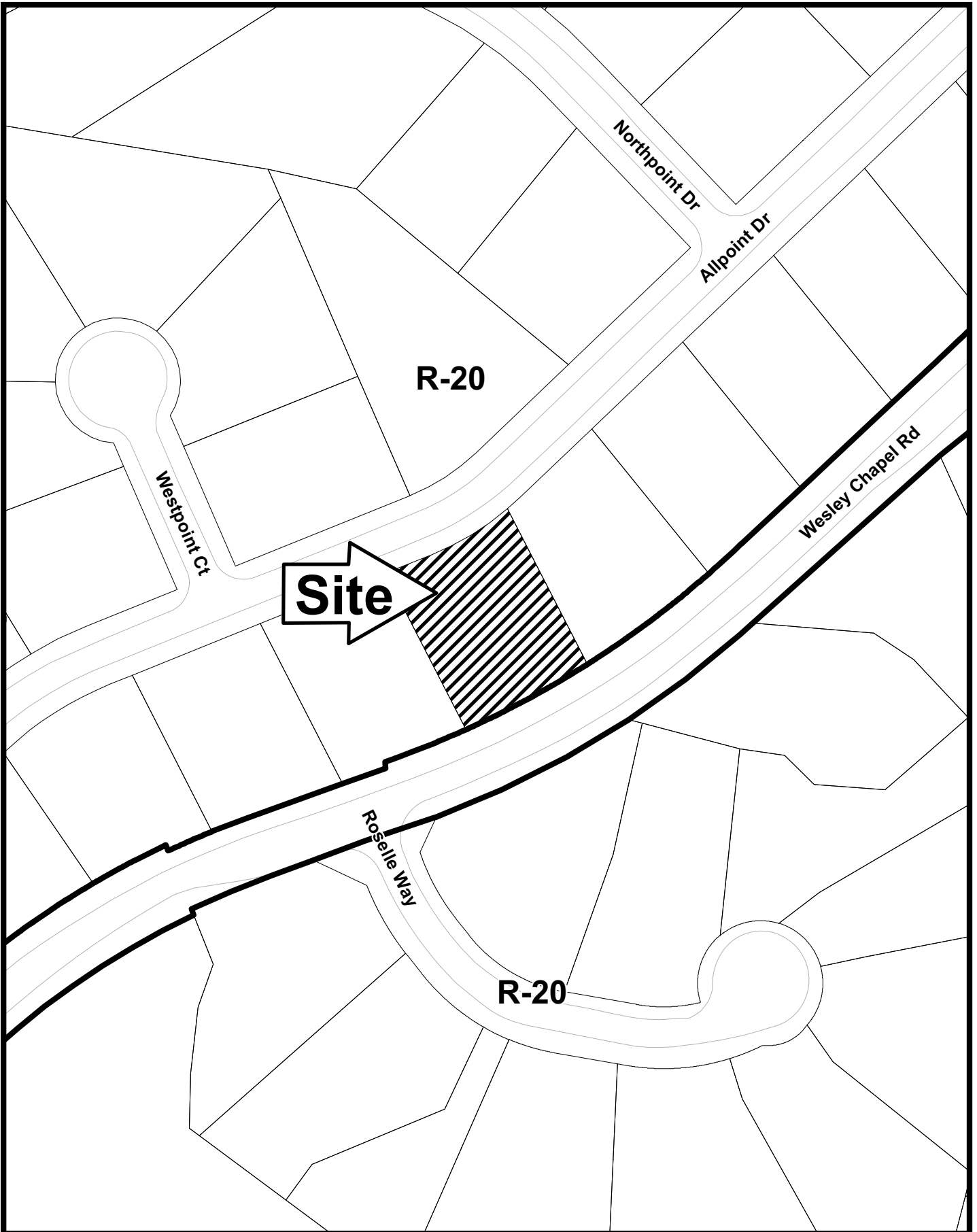
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

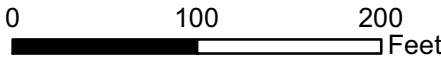
STIPULATIONS:





LUP-27



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Cynthia Webster

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 2 unrelated adults to live in a single family home with two 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. Applicant has submitted the attached "Consent of Contiguous Occupants or Land Owners" for your review.

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: Cynthia Webster

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP- 27 CYNTHIA WEBSTER

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 2 unrelated adults to live in a single family home with two 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 2058 square feet of living space, which would allow no more than 6 related adults to live in 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 (Springwood) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned R-20. 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.

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COBB COUNTY GEORGIA
FILED IN OFFICE
2013 AUG 13 AM 11:59
COBB COUNTY ZONING DIVISION



Application #: LUR-27
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? tenants
2. Number of employees? none
3. Days of operation? 365
4. Hours of operation? all
5. Number of clients, customers, or sales persons coming to the house per day? none ; Per week? none
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____

7. Signs? No: X ; 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.): 2 cars

9. Deliveries? No X ; 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 X ; No _____
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): _____

12. Length of time requested: 2 years on going

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

Applicant signature: CW Couch Date: 8.15.13

Applicant name (printed): Cynthia Webster Couchman

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
 TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Cynthia Webster intends to make an application for a Land Use Permit for the purpose of tenants on the premises described in the application.

Signature	Printed name	Address
1. <u>Bonnie Buff</u>	<u>Bonnie Buff</u>	<u>3871 Northpoint Dr</u>
2. <u>Hershel Kilgore</u>	<u>Hershel Kilgore</u>	<u>3617 Allpoint dr</u>
3. <u>Kelli Kilgore</u>	<u>Kelli Kilgore</u>	<u>3617 allpoint dr</u>
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COBB COUNTY GEORGIA
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 COBB COUNTY ZONING DIVISION

150 app
109 sign
planning comm
board of comm

www.cobbcounty.org
site map / zoning / com. development

LUP-27 (2013)
Notice of
Violation

**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



Cobb County, Georgia

Temp and use
app
Zoning -
Land Use Permit
770-528-2035
770-528-2024
John Peterson

Notice of Violation

Violation Number CODE-2013-06034 **Date** August 8, 2013

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

<u>3616 ALLPOINT DR</u>	<u>MARIETTA, GA 30062</u>	<u>16</u>	<u>0330</u>	<u>047</u>	<u>R-20</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or COUCHMAN CYNTHIA LIVING TRUST (3616 ALLPOINT DR, MARIETTA, GA 30062)
and/or CYNTHIA WEBSTER

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 August 8, 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.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
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.
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Must comply with all requirements in the attached definition of single-family dwelling unit. **see attached**

K. Wakefield
Tamesha Bates
Inspector

770-528-2031
Telephone