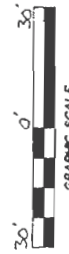


LUP-29  
(2013)



AREA = 0.2758

# 1692 HOLCOMB LAKE

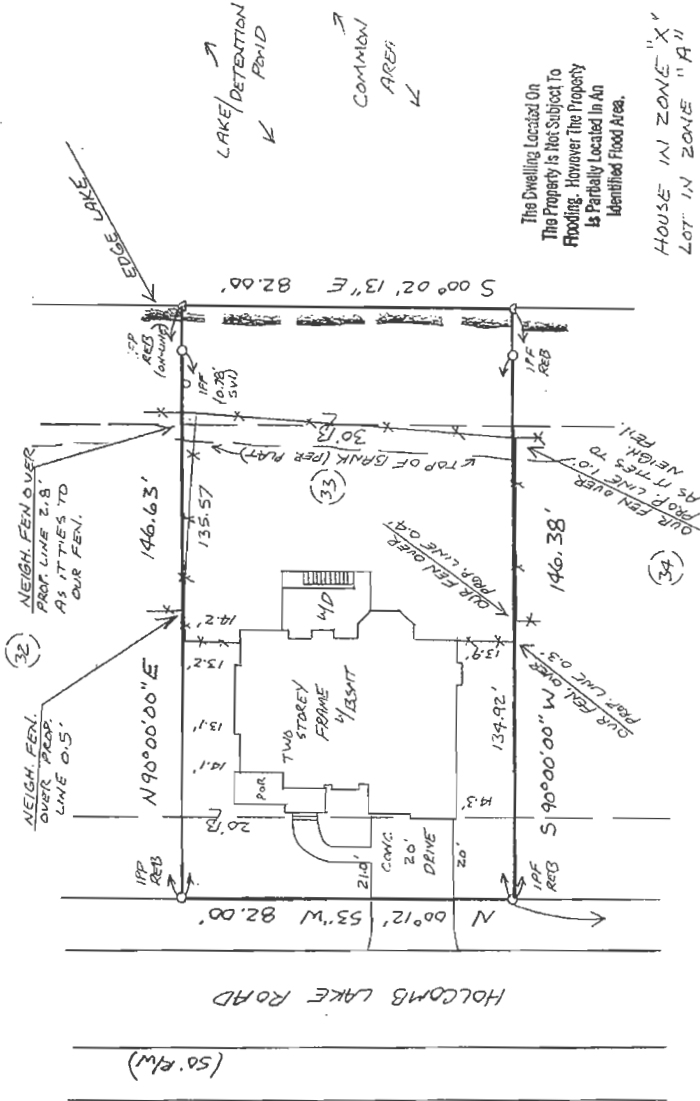


GRAPHIC SCALE

SURVEY FOR:

SCOTT OLSCHANSKY

REVISIONS	UNIT
17.07-02	
LOT 33 BLK.	HOLCOMB LAKE
LAND LOT	810
DISTRICT	1/6TH SECTION 2ND
COUNTY	COBB COUNTY, GEORGIA
PLAT BOOK	212 PAGE 49
DATE	8-27-13 SCALE: 1" = 30'



The Dwelling Located On  
The Property is Not Subject To  
FLOODING. However The Property  
is Partially Located In An  
Identified Flood Area.

HOUSE IN ZONE "X"  
LOT IN ZONE "A"

PANEL NO 1306200107H  
LOCATION COBB

I HAVE THIS DATE, EXAMINED THE  
FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
BEEN PREPARED. THE MAP OR PLAT IS BASED ON  
A CLOSE APPROXIMATION OF ONE FOOT TO ONE HUNDRED  
FEET. THE MAP OR PLAT HAS BEEN PREPARED IN  
ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF LAW  
AND THE MEASUREMENTS AND CALCULATIONS THEREON  
HAVE BEEN CHECKED FOR CORRECTNESS AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 200.00 FEET.

EQUIPMENT USED:  
TOPCON 612-801

J.A. EVANS  
SURVEYING CO. INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

P.O. B.  
358.28' ALONG RW  
TO INTERSECTION OF THE RW  
WITH THE S.W. CORNER  
OF L.L. 810 (RECORD TIE)



COBB COUNTY ZONING DIVISION  
2013 AUG 27 PM 4:04  
FILED IN OFFICE  
COBB COUNTY GEORGIA

**APPLICANT:** Scott Olschansky  
678-521-3680

**REPRESENTATIVE:** Scott Olschansky  
678-521-3680

**TITLEHOLDER:** Scott M. Olschansky

**PROPERTY LOCATION:** East side of Holcomb Lake Road, east  
of Wingard Drive  
(1692 Holcomb Lake Road).

**ACCESS TO PROPERTY:** Holcomb Lake Road

**PHYSICAL CHARACTERISTICS TO SITE:** Two Story Frame  
House with Basement

**PETITION NO:** LUP-29

**HEARING DATE (PC):** 11-05-13

**HEARING DATE (BOC):** 11-19-13

**PRESENT ZONING:** RA-5

**PROPOSED ZONING:** Land Use Permit

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

**SIZE OF TRACT:** 0.2758 acre

**DISTRICT:** 16

**LAND LOT(S):** 810

**PARCEL(S):** 100

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** RA-5/ Holcomb Lake Sub Division
- SOUTH:** RA-5/ Holcomb Lake Sub Division
- EAST:** RA-5/ Holcomb Lake Sub Division
- WEST:** RA-5/ Holcomb Lake 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** \_\_\_\_\_

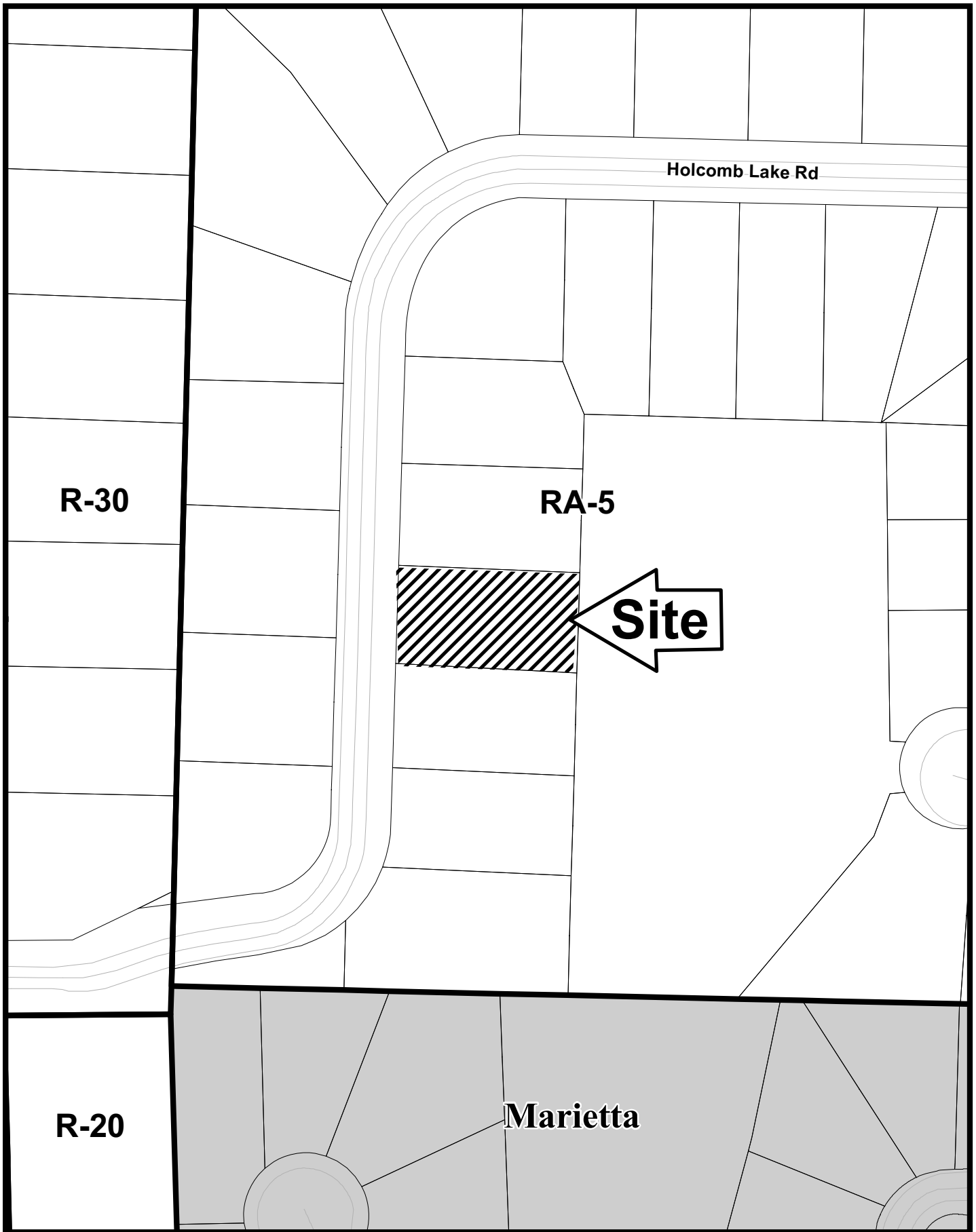
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

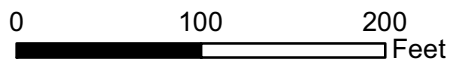
**STIPULATIONS:**





# LUP-29



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Scott Olschansky

PETITION NO.: LUP-29

PRESENT ZONING: RA-5

PETITION FOR: LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 1 unrelated adult to live in a single family home with 3 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.

**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: Scott Olschansky**

**PETITION NO.: LUP-29**

**PRESENT ZONING: RA-5**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### LUP- 29      SCOTT OLSCHANSKY

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow one unrelated adult to live in a single family home with three 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 3442 square feet of living space, which would allow no more than eight related adults to live in the residence. The applicant stated there will only be three cars regularly parked at 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 (Holcomb Lake) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned RA-5. 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.**

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 AUG 27 PM 4:04  
COBB COUNTY ZONING DIVISION



Application #: LVP-29  
PC Hearing Date: 11-5-13  
BOC Hearing Date: 11-19-13

### TEMPORARY LAND USE PERMIT WORKSHEET

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

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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: 2 or more years
13. Any additional information? (Please attach additional information if needed):  
Applying to have family of 3 plus 1 roommate living in single family residence

Applicant signature: Scott Olschansky Date: 8-27-13

Applicant name (printed): Scott Olschansky

**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



# Notice of Violation

**Violation Number** CODE-2013-05329 **Date** July 18, 2013

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

<u>1692 HOLCOMB LAKE RD</u>	<u>MARIETTA, GA 30062</u>	<u>16</u>	<u>0810</u>	<u>100</u>	<u>RA-5</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or OLSCHANSKY SCOTT M (1692 HOLCOMB LAKE RD, MARIETTA, GA 30062)

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 July 18, 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>
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Must comply with all requirements in the attached definition of dwelling unit. **see attached**
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (11) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.

<u>TANNESHA BATES</u>	<u>770-528-2185</u>
Inspector	Telephone