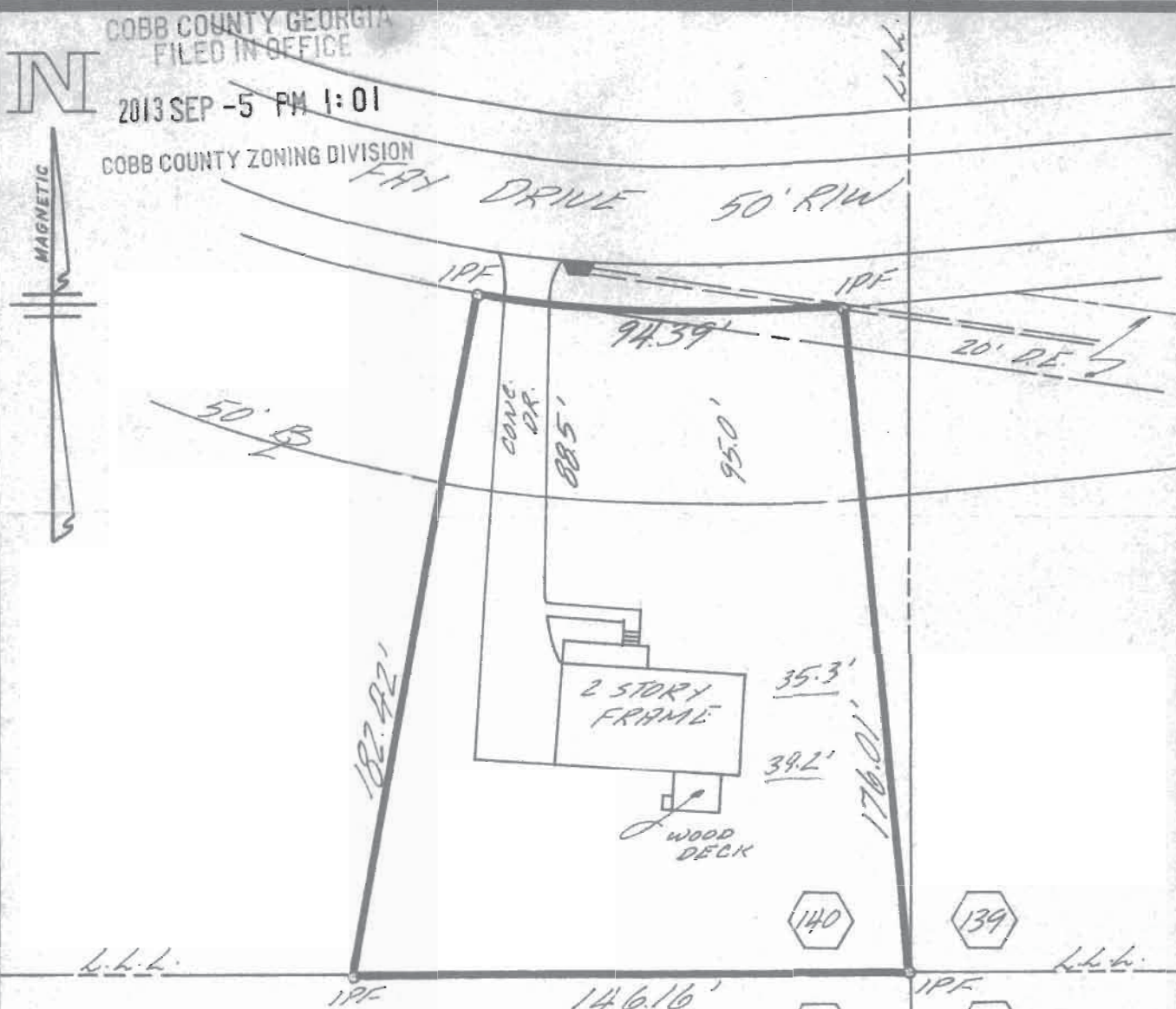


LUP-31
(2013)

AF 29830



I HAVE, THIS DATE, EXAMINED THE
 (FIA OFFICIAL FLOOD HAZARD MAP)
 AND DETERMINED THAT THIS PROPERTY
 IS NOT IN AN AREA HAVING SPECIAL
 FLOOD HAZARDS.

P.B. 65 P. 198

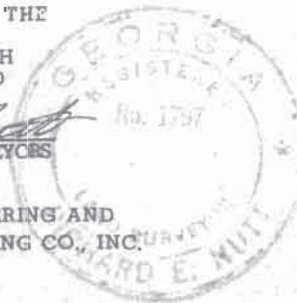
IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF THE
 LAND PLATTED AND HAS BEEN
 PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND
 REQUIREMENTS BY LAW.

Richard E. Mullen
 MEMBER GA. ASSN. REG. LAND SURVEYORS



ENGINEERING AND
 SURVEYING CO., INC.

2759 DELK RD., S. W.
 MARIETTA, GA 30067
 PHONE 953-4200



SURVEY FOR

WILLIAM CLAIR BORN
 KATHERINE LYNN BORN.

BRENTWOOD SUBD.
 LOT 23 BLOCK "A"

REVISIONS

LAND LOTS - 140

DISTRICT - 16TH SECTION - 2ND

COUNTY - COBB

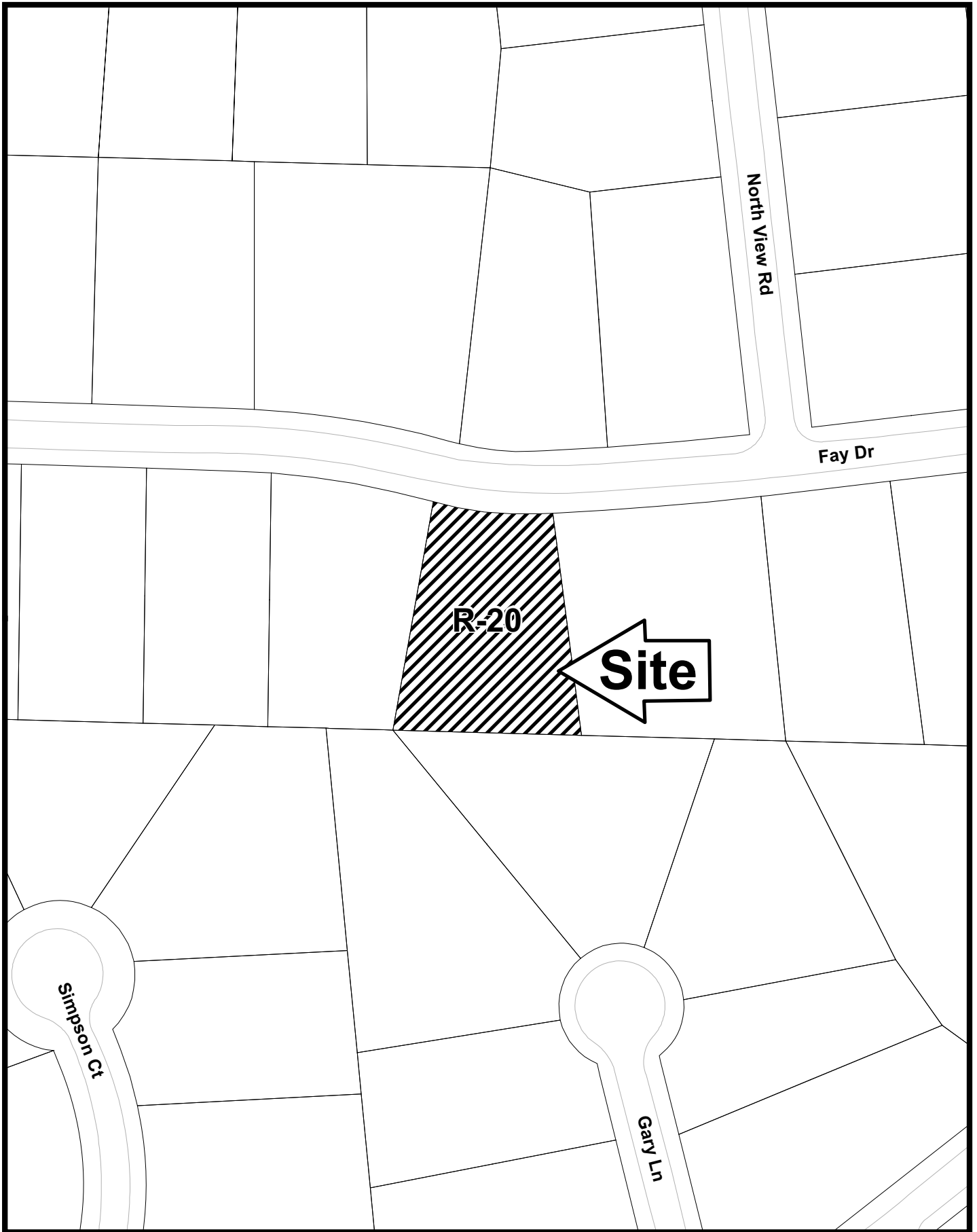
STATE - GEORGIA

DATE 8-13-84 SCALE 1" = 40'

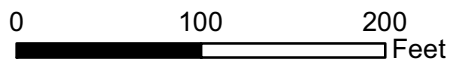
GC - DE
 DWN PL. CHKD
 JOB NO. 729



95/

LUP-31



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Brandon Rich and Stuart Rich

PETITION NO.: LUP-31

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicants are requesting a Temporary Land Use Permit (LUP) in order to allow four (4) unrelated individuals to live in a single-family residence. Per the County Code, only one person is allowed per 390 square feet of living area as documented by the tax records. However, the Code restricts occupants to no more than two (2) unrelated persons in any case. Still, as a matter of reference, the total recorded square footage of 1,300 square feet would allow no more than three (3) *related* persons to live in the home. Also, this same rule applies to the number of vehicles allowed at a residence. Currently, the applicant has a total of four (4) vehicles (one more than the allowed three (3) based on the square footage of the house). The applicant is requesting approval for 24 months. This application is the result of a complaint received by the Code Enforcement Division. Applicants have submitted the attached "Consent of Contiguous Occupants or Land Owners" for 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: Brandon Rich & Stuart Rich

PETITION NO.: LUP-31

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-31 BRANDON RICH AND STUART RICH

The applicants are requesting a Temporary Land Use Permit (LUP) in order to allow four (4) unrelated individuals to live in a single-family residence. Per the County Code, only one person is allowed per 390 square feet of living area as documented by the tax records. However, the Code restricts occupants to no more than two (2) unrelated persons in any case. Still, as a matter of reference, the total recorded square footage of 1,300 square feet would allow no more than three (3) *related* persons to live in the home. Also, this same rule applies to the number of vehicles allowed at a residence. Currently, the applicant has a total of four (4) vehicles (one more than the allowed three (3) based on the square footage of the house). The property is located in a platted subdivision (Brentwood) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan* and is zoned R-20 Single-Family Residential District. 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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COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP -5 PM 1:01
COBB COUNTY ZONING DIVISION



Application #: LUP-31
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? N/A
2. Number of employees? N/A
3. Days of operation? N/A
4. Hours of operation? N/A
5. Number of clients, customers, or sales persons coming to the house per day? N/A ; Per week? N/A
6. Where do clients, customers and/or employees park?
Driveway: N/A ; Street: N/A ; Other (Explain): N/A
7. Signs? No: N/A ; 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.): 4 cars
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): Storage shed (lawn tools, misc tools)
12. Length of time requested (24 months maximum): 2 years
13. 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).
14. Any additional information? (Please attach additional information if needed):
We are applying in order to allow four unrelated adults to live and park at this single-family dwelling.
Applicant signature: Brandon Rich Date: 09/05/13
Applicant name (printed): Brandon Rich

**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 Brandon Rich
intends to make an application for a Land Use Permit for the purpose of
allowing four residents & four vehicles to stay on the premises described in the application.

Signature	Printed name	Address
1. <i>Julie Dupuis</i>	Julie Dupuis	222 Fay Dr. Kennesaw, GA 30144
2. <i>Marcy Rosado</i>	Marcy Rosado	234 Fay Dr. Kennesaw GA 30144
3. <i>Gtere Coker</i>	Gtere Coker	258 Fay Dr. Kennesaw GA 30144
4. <i>Jennifer Little</i>	Jennifer Little	247 Fay Dr. 30144
5. <i>Debbie Conforti</i>	Debbie Conforti	4588 N. View Rd. 30144
6. <i>Jodi Telford</i>	JODI TELFORD	264 FAY NW 30144
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COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP -5 PM 1:01
COBB COUNTY ZONING DIVISION

**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...Expect the Best!

Notice of Violation

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 SEP -5 PM 1:01
 COBB COUNTY ZONING DIVISION

Violation Number CODE-2013-05856 **Date** August 2, 2013

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

<u>246 FAY DR</u>	<u>KENNESAW, GA 30144</u>	<u>16</u>	<u>0140</u>	<u>090</u>	<u>R-20</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or RICH BRANDON & STUART (246 FAY DR NW, KENNESAW, GA 30144)

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 2, 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**
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.

D. MILLER
Inspector

770-528-2023
Telephone