

WAYPOINT HOMES

TRACT AREA= 19,193 S.F.

LEGEND

- B/C - BACK OF CURB
- BL - BUILDING LINE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- PL - PROPERTY LINE
- PP - POWER POLE
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- WV - WATER VALVE



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON ROTATION TO MATCH RECORDED PLAT BEARING FOR EAST PROPERTY LINE.

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 DEC -6 AM 8:44
 COBB COUNTY ZONING DIVISION

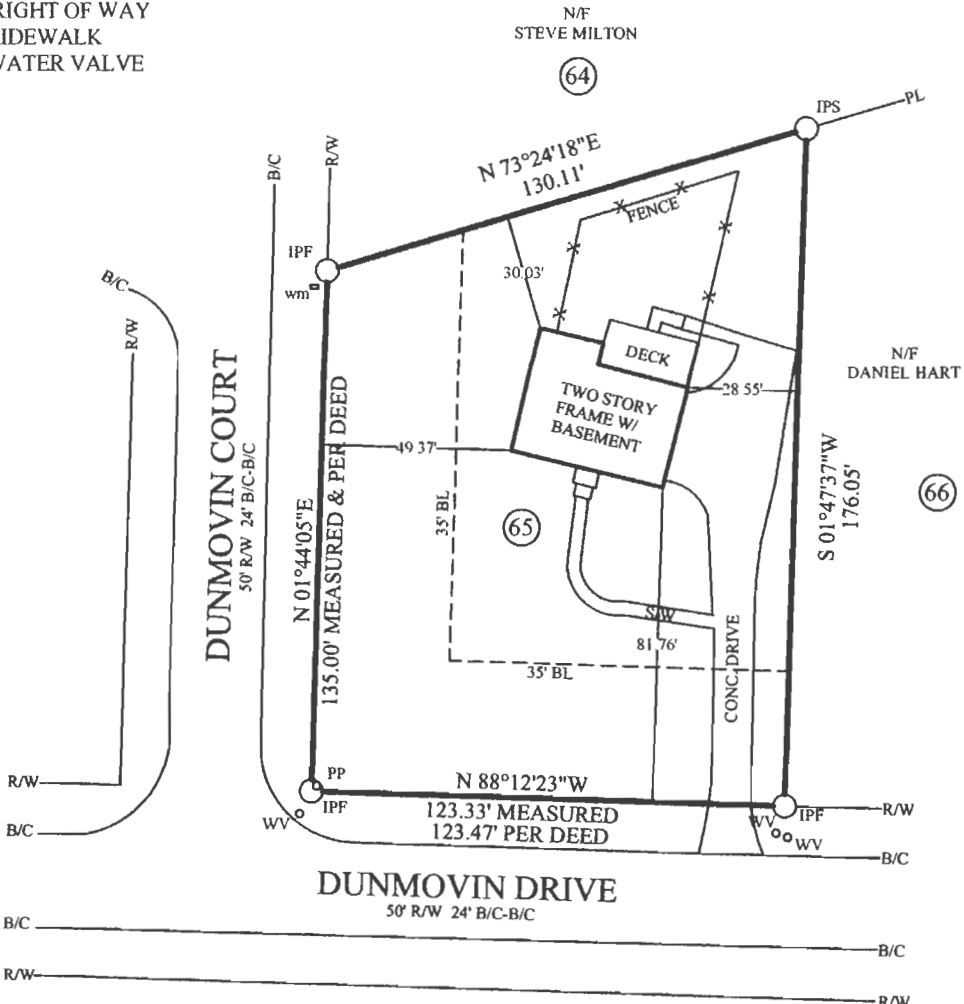
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,536 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 86,640 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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 RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0037 G DATED 12/16/2008 THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS ZONE A INSTRUMENT USED TOPCON GPT-3005W FIELD WORK PERFORMED: 12/5/2013



SITE ADDRESS:
 4464 DUNMOVIN DRIVE
 KENNESAW, GA. 30144
 TAX ID # 16021900340

IN MY OPINION THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



GRAPHIC SCALE IN FEET



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
 Ph. (770) 435-2576 - Fax (770) 943-6912

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

COMP.
JOB.
2013062

APPLICANT: Glashan, LLC
(404) 369-8040

REPRESENTATIVE: Sabina Ali
(404) 369-7525

TITLEHOLDER: Glashan, LLC

PROPERTY LOCATION: Northeast corner of Dunmovin Drive
and Dunmovin Court
(4464 Dunmovin Drive).

ACCESS TO PROPERTY: Dunmovin Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-8

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated
Adults than County Code Permits

SIZE OF TRACT: 0.44 acre

DISTRICT: 16

LAND LOT(S): 219

PARCEL(S): 34

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Dunmovin Subdivision
- SOUTH:** R-20/ Dunmovin Subdivision
- EAST:** R-20/ Dunmovin Subdivision
- WEST:** R-20/ Dunmovin Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

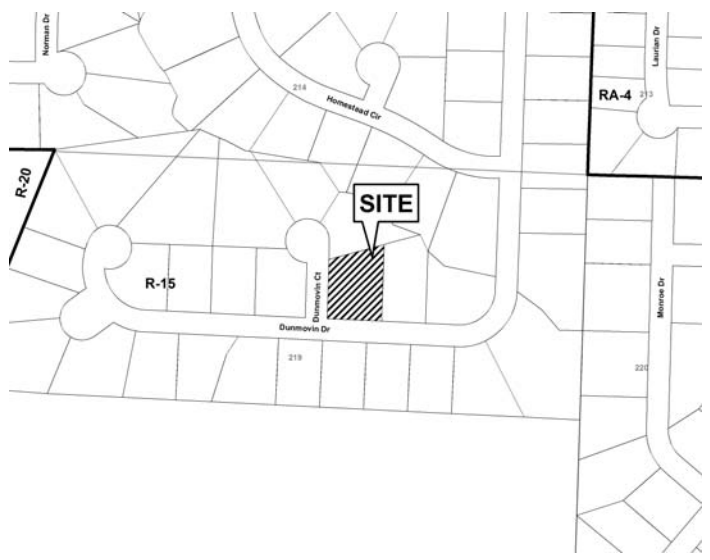
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

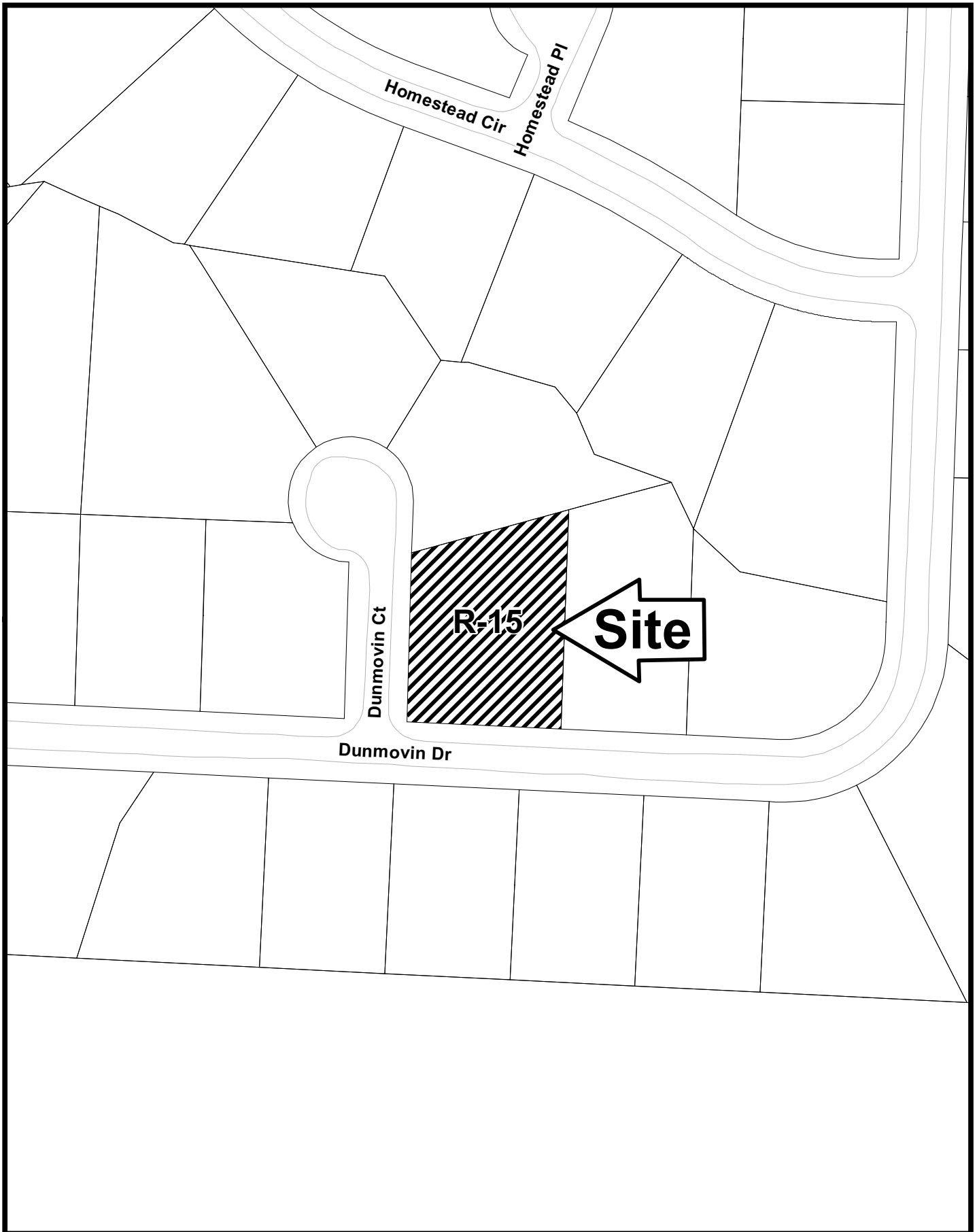
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

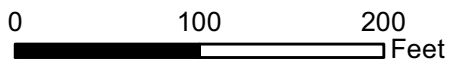
STIPULATIONS:



LUP-8



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Glashan, LLC

PETITION NO.: LUP-8

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 allow 4 unrelated adults to live in a single family. 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 6 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 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: Glashan, LLC

PETITION NO.: LUP-8

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-8 GLASHAN, LLC

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 4 unrelated adults to live in a single family home. 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 Cobb County Tax Assessor shows 2888 square feet of living space at the property. That will allow a maximum total of 7 related adults to live at the property, and 7 vehicles regularly parked overnight. The applicant does not have any vehicles listed that will park on the property. The applicant is requesting approval for 6 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. The property is located in a platted subdivision (Dunmovin) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned R-15. 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 DEC -6 AM 8:43

COBB COUNTY ZONING DIVISION



Application #: LVP-8

PC Hearing Date: 2-4-14

BOC Hearing Date: 2-18-14

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: ; 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.): N/A

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 (24 months maximum): 6 months
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):

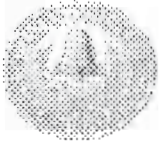
4 Kennesaw State University students in a 4 bedroom home

Applicant signature: [Signature] Date: 12/4/13

Applicant name (printed): David Zanaty

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-2013-08422

Date: 11/8/2013

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

<u>4464 DUNMOVIN DR</u>	<u>, GA</u>	<u>16</u>	<u>0219</u>	<u>340</u>	<u>R-15</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GLASHAN LLC(4464 DUNMOVIN DR , GA)

Cameron Stephens

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 November 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>
PERMITTED USE/SINGLE FAMILY DWELLING	134-198 (3)	Must comply with all requirements in the attached definition of dwelling unit. see attached

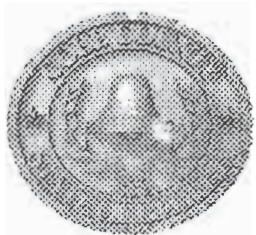
OFFICER K
WAKEFIELD

Inspector

770-528-2031

Telephone

COBB COUNTY GEORGIA
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2013 DEC -6 AM 8:43
COBB COUNTY ZONING DIVISION



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

COBB COUNTY GEORGIA
FILED IN OFFICE

AM 8:43

Code Enforcement Division
1150 Powder Springs St, Ste 400
Marietta, Georgia 30064
(770) 528-2180 fax (770) 528-2092

COBB COUNTY ZONING DIVISION
Jerry Lanham
Division Manager

Incident Number: 2013 - 05422

Follow the attached ordinances – One family (within the fourth degree) **OR** two or fewer unrelated adults may occupy a single-family residence. There must be at least 390 square feet of total building square footage for each related adult occupant and each vehicle regularly parked at the residence.

The tax records for this property show 2885 square feet which allows for 7 related adults or two or fewer unrelated adults; and 7 vehicles to be regularly parked at this residence.

Please provide a notarized statement within the next 10 days stating how many adults reside at this residence, and how they are related. Additionally, please state the vehicles that are regularly parked at this residence.

Section 134-1 DEFINITIONS

Adult means any person over the age of 18 years old or legally emancipated in the State of Georgia

Family means two or more persons related by blood, legal adoption, or marriage, occupying a dwelling. Related means persons are all related to each other within the fourth degree, as defined in O.C.G.A. § 53-2-1, which includes parents, children, grandparents, grandchildren, brothers and sisters. State of Georgia authorized foster children of a family member shall also be deemed a member of the family for this purpose

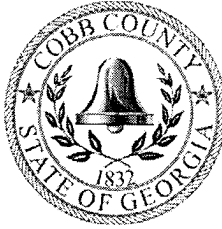
Single-family dwelling unit. A single-family dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family or two or fewer unrelated adults and their children and/or grandchildren.

- (1) A single-family dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.
- (2) A single-family dwelling unit shall have at least 390 square feet of living building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

No more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the single-family dwelling unit exists. Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of three or less (of the total) parked outside of a garage, carport or the like for properties zoned RA-5, R-15 and R-20. Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of four or less (of the total) parked outside of a garage, carport or the like for properties zoned R-30 and R-40. Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of five or less (of the total) parked outside of a garage, carport or the like for properties zoned R-80 and RR. This includes vehicles parked within the right-of-way adjacent to a dwelling unit. "Regularly" means a majority of nights in any seven-day period.

Exceptions to subparagraphs (2) and (3) may be considered as part of a land use permit processed in accordance with section 134-36

COBB COUNTY GEORGIA
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2013 DEC -6 AM 8:43
COBB COUNTY ZONING DIVISION



Application #: LUP-8
 PC Hearing Date: 2-4-14
 BOC Hearing Date: 2-18-14

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

1. Number of unrelated adults in the house? 4 (college students)
2. Number of related adults in the house? 0
3. Number of vehicles parked on the driveway? _____
4. Number of vehicles parked in garage? _____
5. Number of vehicles parked on the street? _____
6. Does the property owner live in the house? Yes _____ ; No X
7. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
8. Length of time requested (24 months maximum): 6 months
9. 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).
10. Any additional information? (Please attach additional information if needed):

Applicant signature: _____ Date: _____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,888

Number of related adults proposed: 0 Number permitted by code: 7

Number of unrelated adults proposed: 4 Number permitted by code: 2

Number of vehicles proposed: — Number permitted by code: 7

Number of vehicles proposed to be parked outside: — Number of vehicles permitted 3