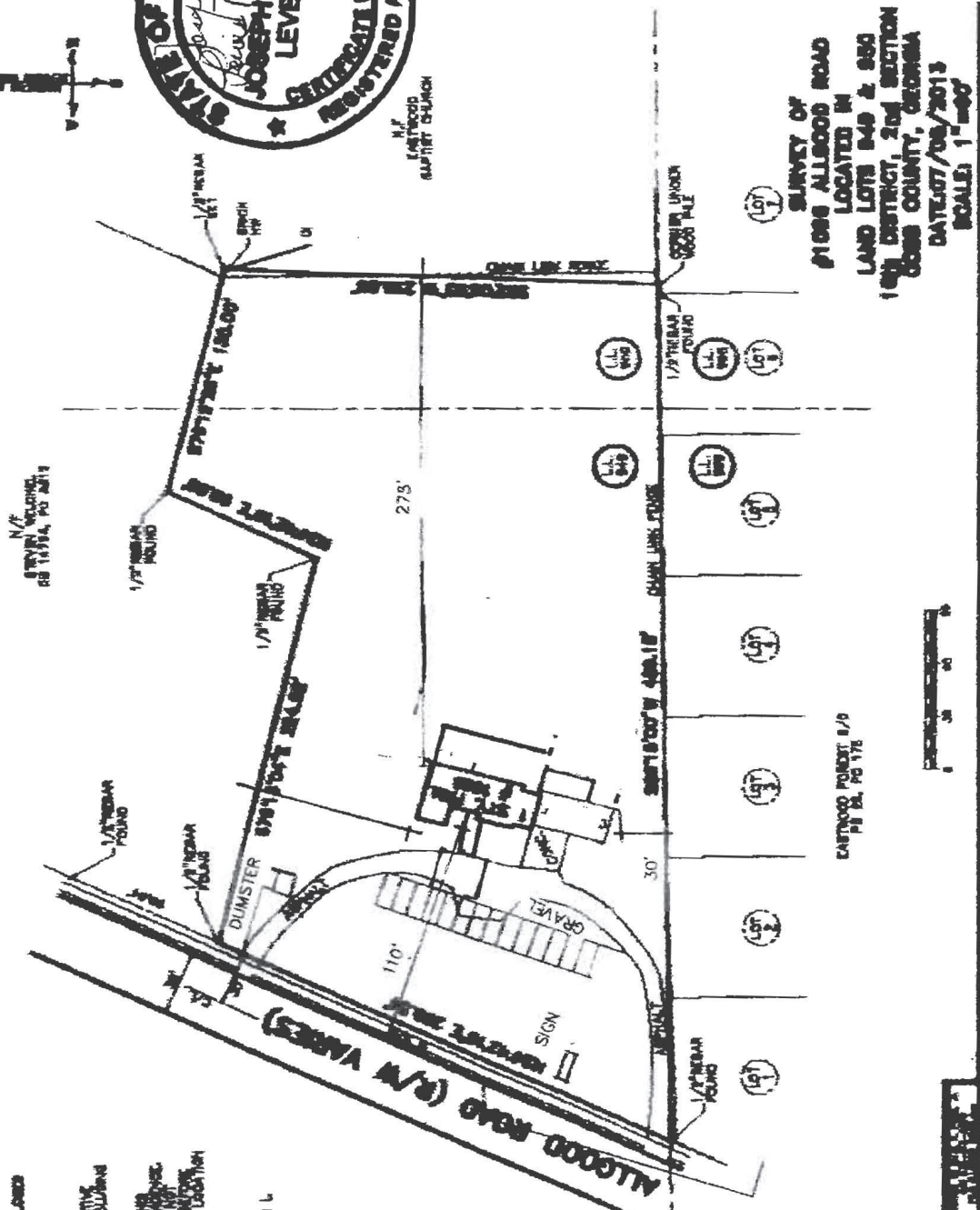


LUP-27
(2014)



SURVEY OF
 11000 ALGOOD ROAD
 LOCATED IN
 LAND LOTS 849 & 850
 10th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 DATE: 07/08/2013
 SCALE: 1"=60'

NOTES:
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED USING A
 TOTAL STATION AND AN ANGLE OF 90 DEGREES PER ANGLE
 WAS NOT LOCATED.
 THIS PLAN WAS PREPARED FOR MATHEMATICAL ACCURACY AND DOES NOT
 GUARANTEE THE ACCURACY OF THE DATA.
 TOTAL AREA = 10,450 SQUARE FEET OR 0.23 ACRES.
 PROPERTY MAY BE SUBJECT TO PROSECUTION IN ANY JUDICIAL
 JURISDICTION FOR VIOLATION OF ANY CITY/STATE/COUNTY REGULATIONS
 ALL REGULATIONS AND ORDINANCES.
 THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS
 SURVEY. ANY UTILITIES FOUND ON THIS PROPERTY ARE SHOWN AS
 APPROXIMATE. THE OWNER IS ADVISED TO CONTACT THE UTILITY LOCATOR
 AND VERIFY ALL UTILITIES.
 REVISIONS:
 CHANGE NO. 01: ADD NORTH, EAST, AND SURVEYING CO., INC. JOHN L.
 DEED BOOK 14770, PAGE 2004

L.J.M. Consulting, LLC
 107 W. WINDYBROOK AVENUE
 SUITE 100
 KENNESAW, GA 30144
 PHONE: 770-424-1277
 FAX: 770-424-1277
 EMAIL: LJM@LJMCONSULTING.COM



APPLICANT: Maria Claudia Ortega
PHONE#: (770) 643-8314 **EMAIL:** mco63@hotmail.com
REPRESENTATIVE: Maria Claudia Ortega
PHONE#: (770) 643-8314 **EMAIL:** mco63@hotmail.com
TITLEHOLDER: Jesus Maria Silva and Maria Claudia Ortega

PETITION NO: LUP-27
HEARING DATE (PC): 09-04-14
HEARING DATE (BOC): 09-16-14
PRESENT ZONING: R-20
PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Allgood Road, north of Camellia Drive (1096 Allgood Road).

PROPOSED USE: Daycare

ACCESS TO PROPERTY: Allgood Road

SIZE OF TRACT: 2.3 acres

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

DISTRICT: 16

LAND LOT(S): 949, 950

PARCEL(S): 28, 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Undeveloped wooded lot
- SOUTH:** R-20/Eastwood Forrest Subdivision
- EAST:** R-20/Eastwood Baptist Church
- WEST:** R-20/ Marietta Church of God

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

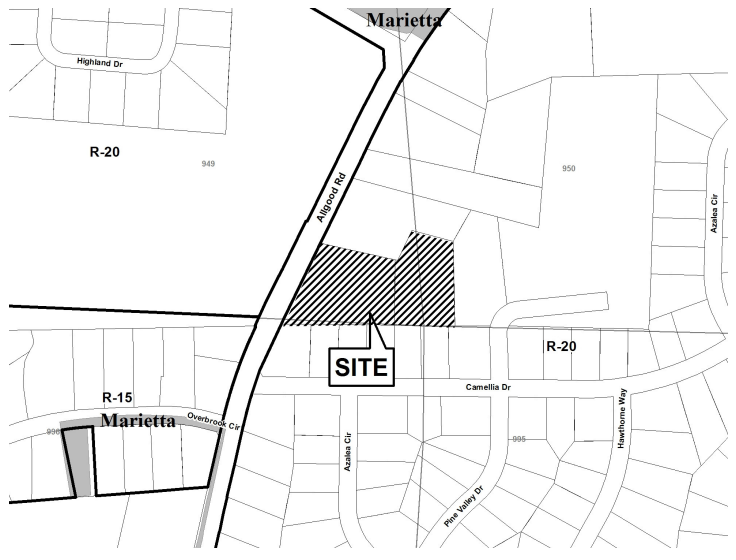
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

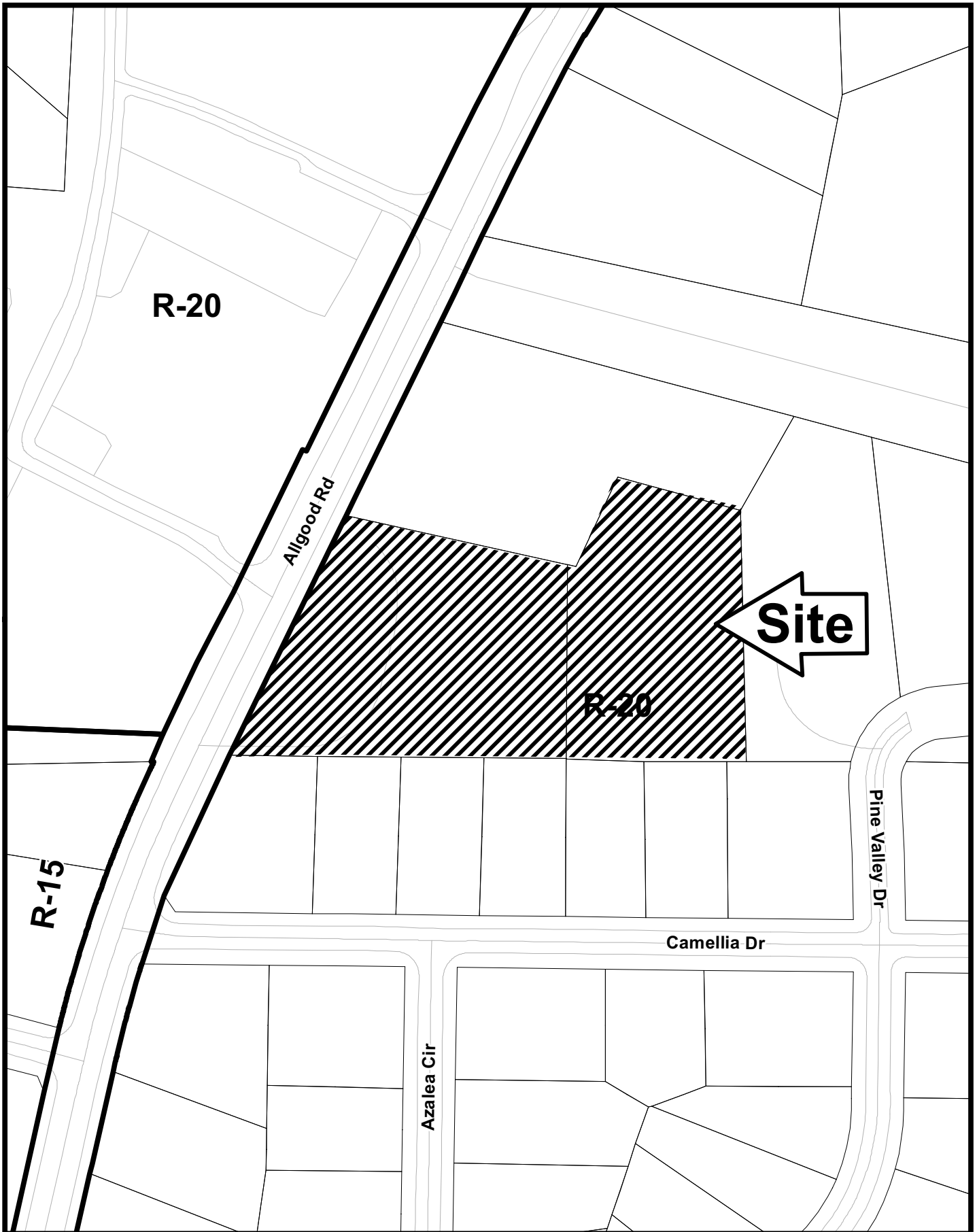
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

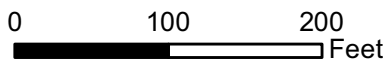
STIPULATIONS:





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: Maria Claudia Ortega

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Temporary Land Use Permit for 24 months for the purpose of operating a daycare from her home. The hours of operation will be Monday through Friday from 6 a.m. until 6 p.m. The applicant has indicated there will be 20-25 people coming to the home daily (100-125 per week). The daycare will have three employees. The applicant is also requesting one sign at the front of the building. Three cars will be at the property and there will be a designated drop-off/pick-up area. Applicant has indicated there will be no deliveries and no outdoor storage. The applicant states she does reside at this house.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Marietta water and sewer service area Environmental Health Dept. approval required for continued use of septic system.

TRAFFIC COMMENTS:

Recommend the driveway be widened to a minimum of 20 feet for a minimum distance of 25 feet.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

APPLICANT: Maria Claudia Ortega

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

APPLICANT: Maria Claudia Ortega

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

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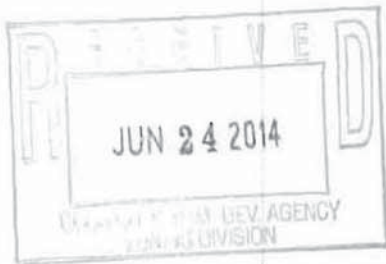
STAFF RECOMMENDATIONS

LUP-27 MARIA CLAUDIA ORTEGA

Applicant's request is for a Temporary Land Use Permit (LUP) to operate a daycare from this house. The applicant has indicated there will be three employees, three cars at the property, and a request for a sign (no size known at this time). The daycare will operate five days per week from 6 a.m. until 6 p.m. Under the Zoning Ordinance, a property owner is allowed to operate an in-home daycare for six or less. The applicant proposes 20 -25. All the surrounding properties are developed with R-20 permitted uses, such as churches and single-family houses. This use appears to be as intense as a commercially zoned property and there does not appear to be any residential living space designated within the house. Staff is concerned that approval may encourage other requests for noncompliant uses.

Based upon the above analysis, Staff recommends **DENIAL** of this application.

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.



Application #: LUP-27
 PC Hearing Date: 9-4-14 (Thurs.)
 BOC Hearing Date: 9-16-14

TEMPORARY LAND USE PERMIT WORKSHEET
 (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? DAYCARE.
2. Number of employees? 3
3. Days of operation? Monday - Friday (5 days)
4. Hours of operation? 6 AM - 6 PM.
5. Number of clients, customers, or sales persons coming to the house per day? 20-25 ; Per week? 100-125
6. Where do clients, customers and/or employees park?
 Driveway: ✓ ; Street: _____ ; Other (Explain): _____

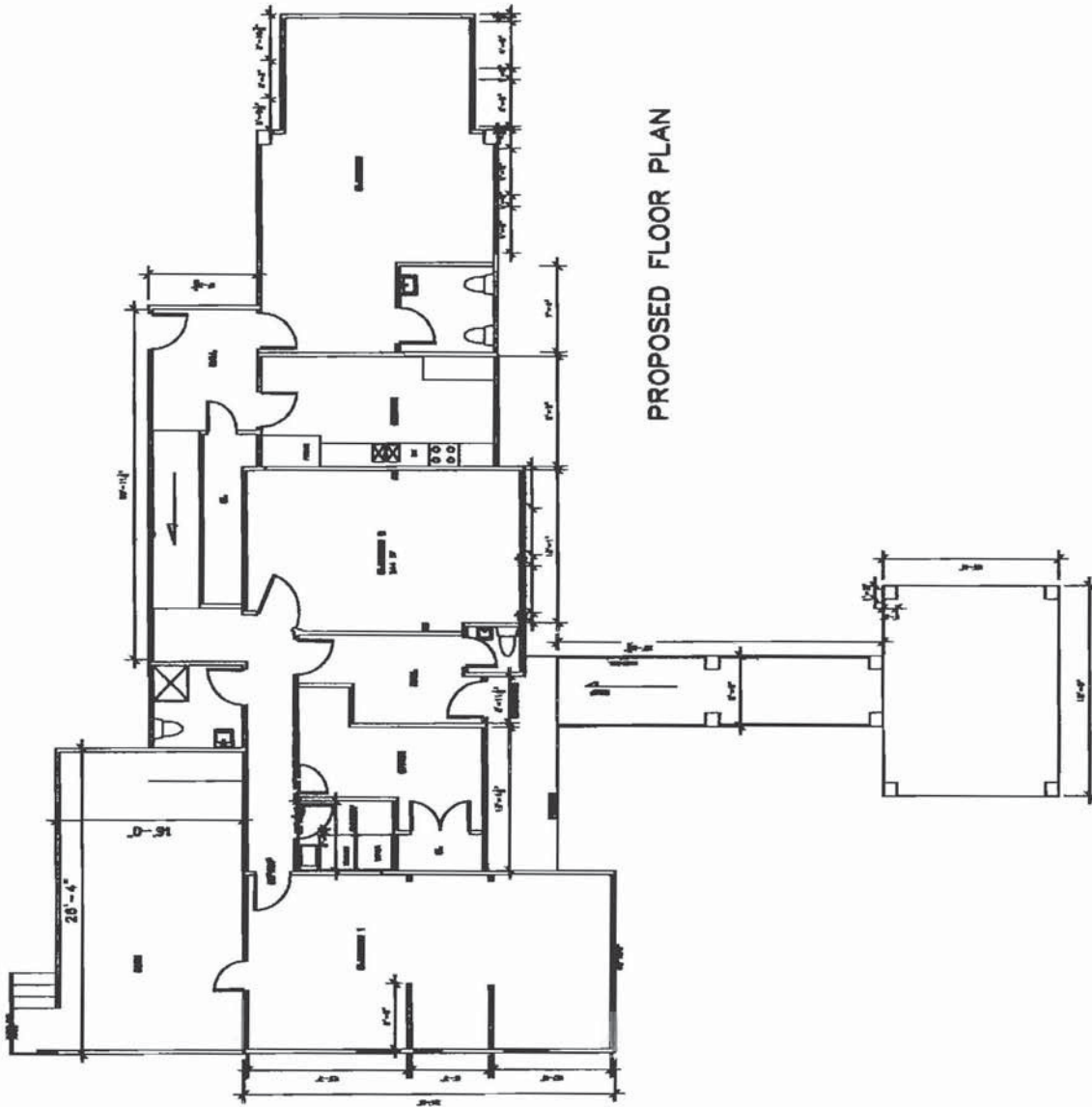
7. Signs? No: _____ ; Yes: ✓. (If yes, then how many, size, and location): 1, unknown size, front of Building
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 3 car full time + traffic to drop OFF/Pick up.
9. Deliveries? No ✓ ; 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): 24 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): _____

Applicant signature: Maria Claudia Ortega Date: 06-24-14

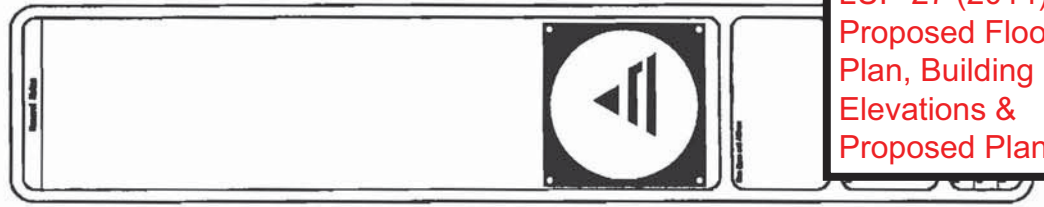
Applicant name (printed): Maria Claudia Ortega

LUP-27 (2014)
Proposed Floor
Plan, Building
Elevations &
Proposed Plan



THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

| SCHEDULE MATERIALS | |
|--------------------|---------------|
| 1 | WOOD PANELING |
| 2 | WALL PAPER |
| 3 | CEILING |
| 4 | FLOORING |
| 5 | PAINT |
| 6 | GLASS |
| 7 | METAL |
| 8 | STONE |
| 9 | BRICK |
| 10 | CONCRETE |
| 11 | PLASTER |
| 12 | INSULATION |
| 13 | ROOFING |
| 14 | MECHANICAL |
| 15 | ELECTRICAL |
| 16 | PLUMBING |
| 17 | HEATING |
| 18 | Cooling |
| 19 | Lighting |
| 20 | Other |



FRONT ELEVATION

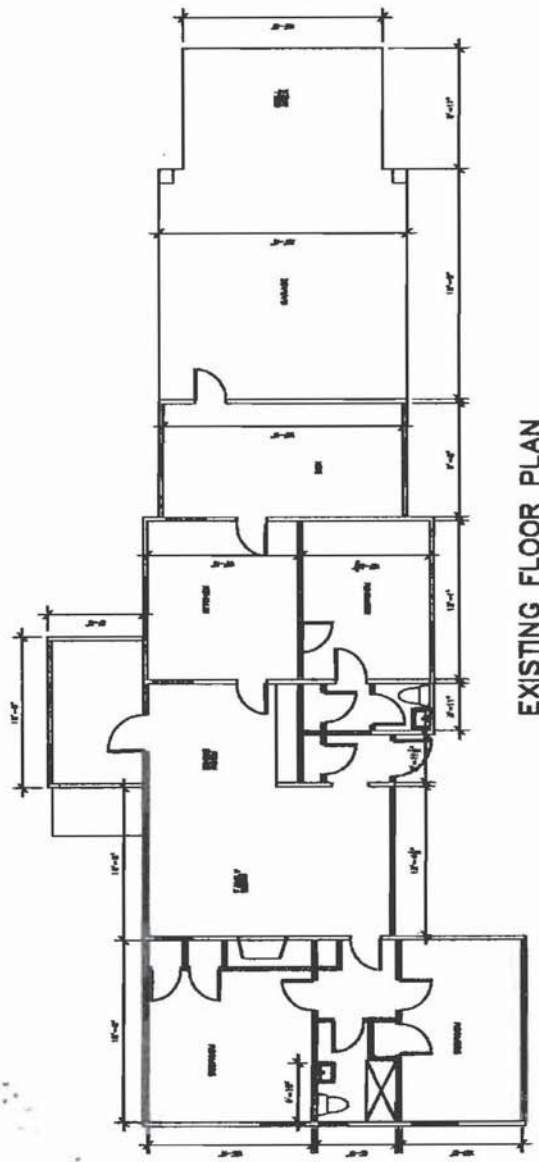
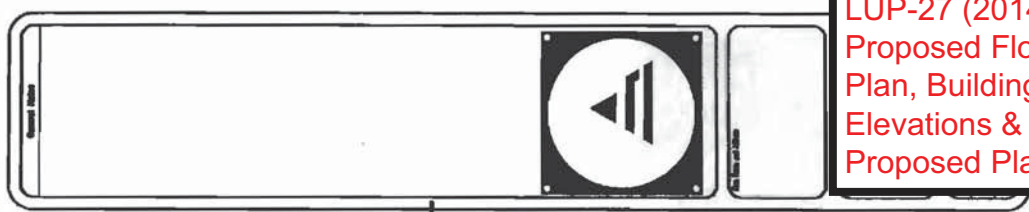


REAR ELEVATION



EAST ELEVATION

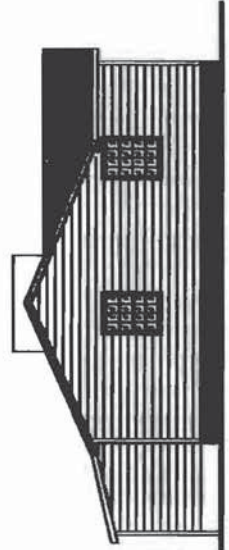
WEST ELEVATION



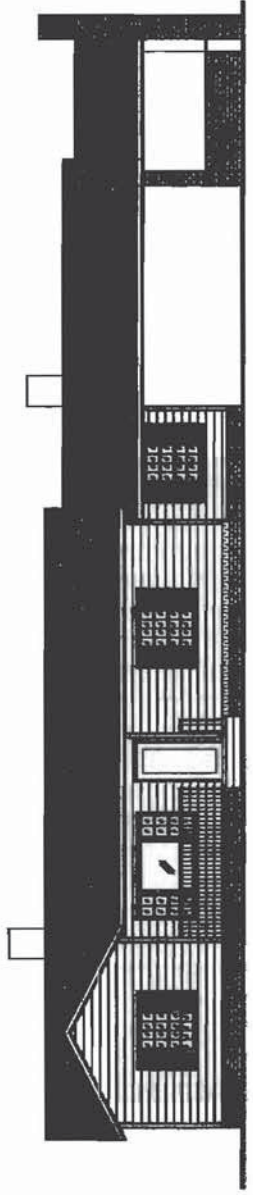
EXISTING FLOOR PLAN



EAST ELEVATION



WEST ELEVATION

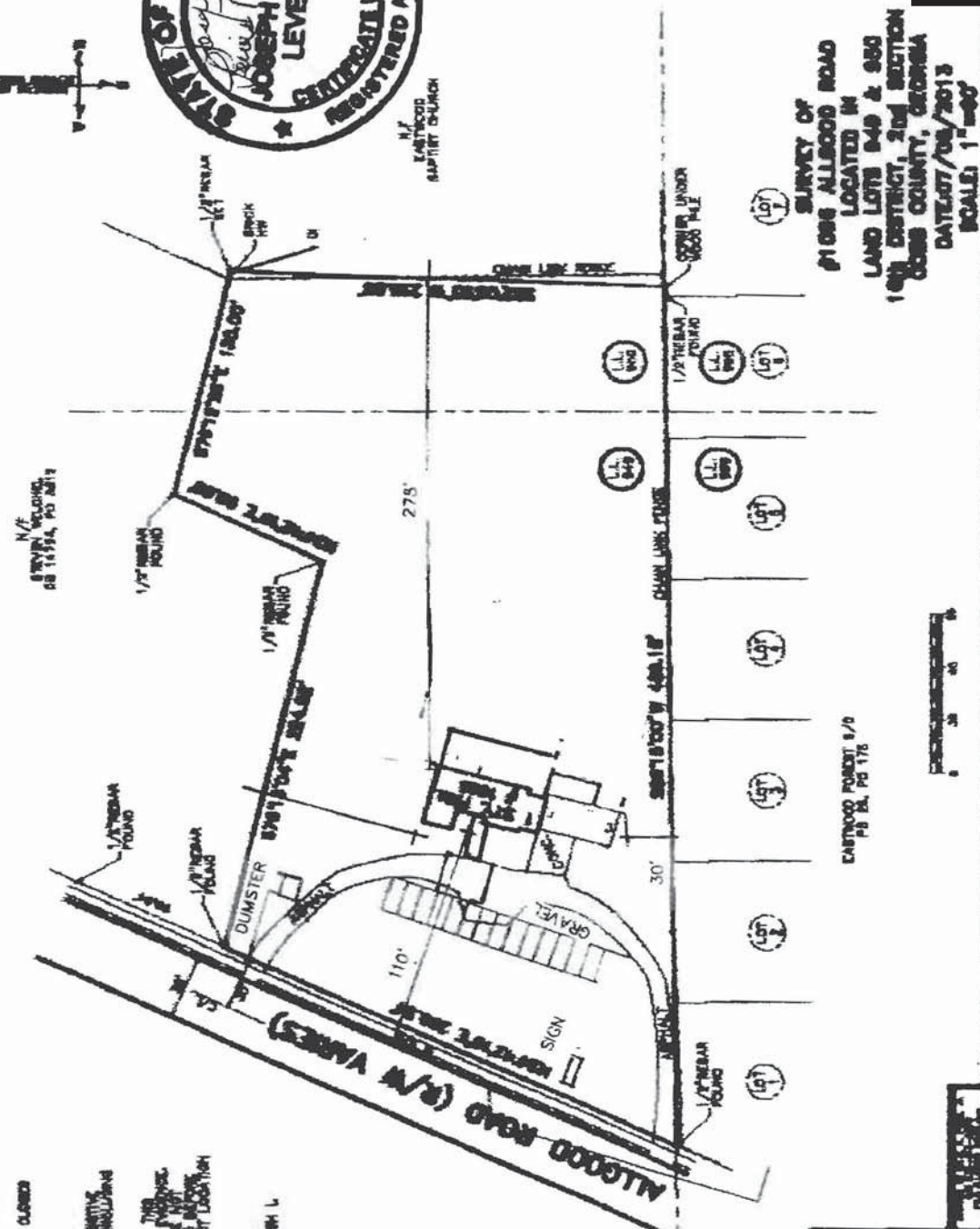


FRONT ELEVATION



REAR ELEVATION

LUP-27 (2014)
 Proposed Floor
 Plan, Building
 Elevations &
 Proposed Plan

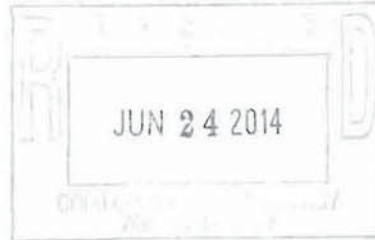


SURVEY OF
61886 ALGOOD ROAD
 LOCATED IN
 LAND LOTS 849 & 850
 10th DISTRICT, 2nd SECTION
 COSS COUNTY, GEORGIA
 DATE: 07/08/2013
 SCALE: 1"=100'

NOTES:
 THE PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSED
 WITHIN ONE HUNDRED THOUSANDTHS OF AN INCH PER FOOT.
 TOTAL AREA = 18,888 SQUARE FEET OR 0.43 ACRES.
 PROPERTY MAY BE DIVIDED OR PART OF PROPERTIES IN ADJACENT
 ALL DISTRICTS AND SECTIONS OF THE COUNTY.
 THE LOCATION OF PROPOSED BUILDING WAS NOT LOCATED FOR THIS
 SURVEY. THE BUILDING AND DUMSTER ARE SHOWN AS APPROXIMATE
 LOCATIONS. THE SIGN IS SHOWN AS APPROXIMATE LOCATION.
 ALL DISTRICTS AND SECTIONS OF THE COUNTY.
 THE LOCATION OF PROPOSED BUILDING WAS NOT LOCATED FOR THIS
 SURVEY. THE BUILDING AND DUMSTER ARE SHOWN AS APPROXIMATE
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 ALL DISTRICTS AND SECTIONS OF THE COUNTY.

R.T.M. Consulting, LLC
 107 WEST LAKE AVENUE
 SUITE 100
 FARMINGDALE, GA 30134
 TEL: 770-424-5118
 FAX: 770-424-5118
 WWW.RTMCONSULTING.COM

January 27, 2014



**Laura Silva
Or Current Owner
1096 Allgood Rd.
Marietta, GA 30062**

RE: daycare located at 1096 Allgood Rd. Marietta, GA 30062

Dear Owner(s) and/or Responsible Party(s):

The septic system at 1096 Allgood Dr. Marietta, GA 30062 was repaired on 12/24/14. In accordance with our regulations, this property is now approved for 37 people total. This is the total number of people approved, children and employees for a daycare.

Issuance of this letter for an on-site sewage management system shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken, assume liability for damages which are caused, or may be caused by the malfunction of such system.

Sincerely,



Jessica Awotona
Environmental Health Specialist.

/jca