

TOTAL AREA= 0.345± ACRES  
OR 15,022± SQ.FT.

3309 LOWE DRIVE  
MARIETTA, GEORGIA

SURVEY FOR  
ALMA ROBINSON

LOT 69  
BROOKHAVEN S/D UNIT 4

LAND LOT 425  
DISTRICT 16TH 2ND SECTION  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 3-20-15  
FIELD: 3-18-15 SCALE: 1"=20'

The official of  
this document was  
signed by  
Michael R. Holey  
on 3-18-15  
A CERTIFIED  
REPRODUCTION IS NOT  
A DOCUMENT.  
Michael R. Holey  
Georgia RLS #2846  
Member SAUSOC  
JOB#236095

McLUNG  
SURVEYING SERVICES, INC.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-1383  
Certificate of Authorization #LS70000752

This property is NOT located  
in a Federal Flood Area as  
indicated by F.I.R.M.  
Official Flood Hazard Maps.

In my opinion this plat is a  
correct representation of the  
land shown.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF  
ALMA ROBINSON  
DEED BOOK 14178 PAGE 4541  
COBB COUNTY, GEORGIA RECORDS



No.	Revision	Date

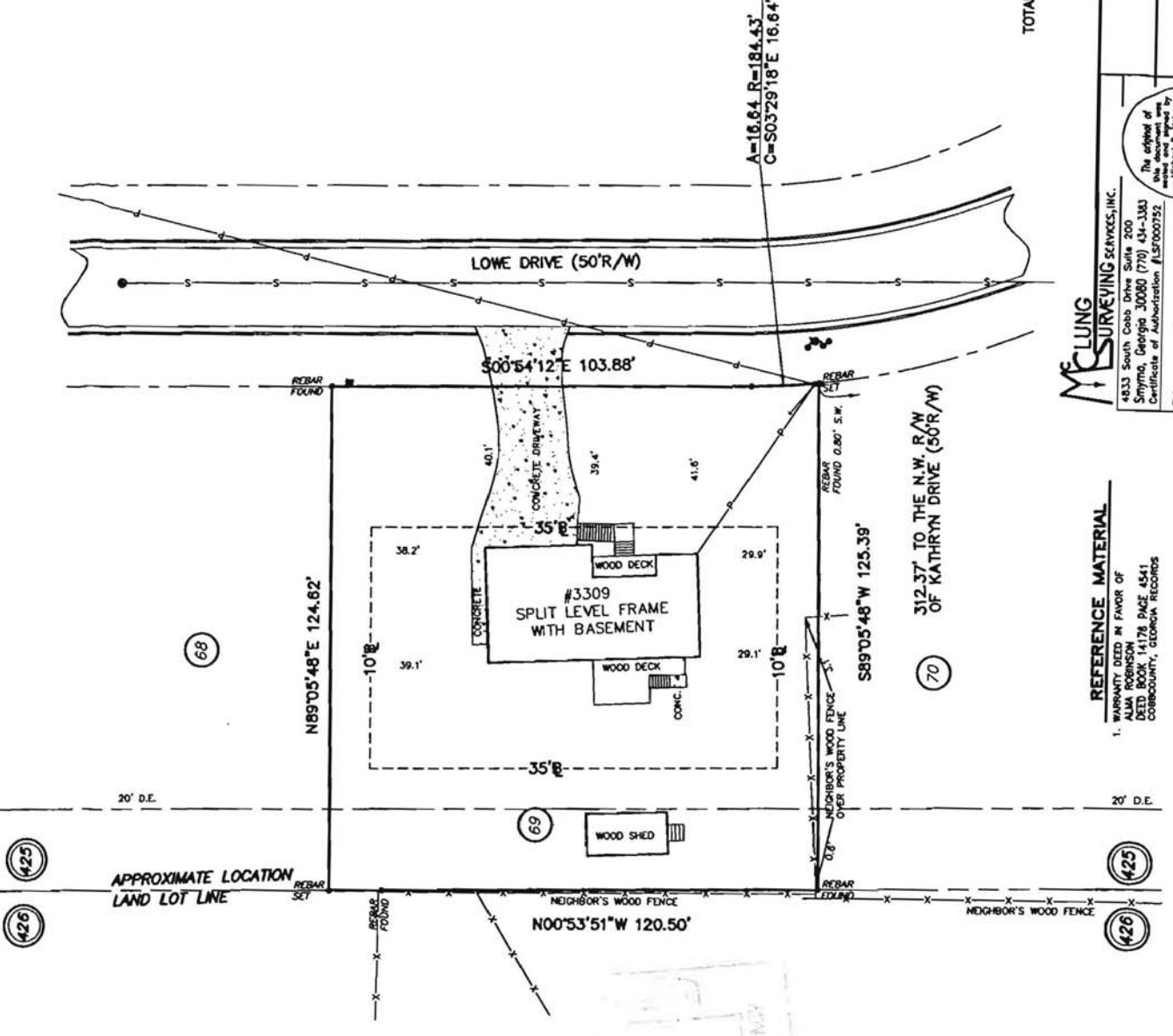
- LEGEND**
- DENOTES PROPERTY LINE
  - DENOTES RIGHT-OF-WAY
  - DENOTES CENTERLINE
  - DENOTES CURB
  - DENOTES GUTTER
  - DENOTES EDGE OF PAVING
  - DENOTES TOP OF WALL
  - DENOTES TOP OF FENCE
  - DENOTES FENCE
  - DENOTES REINFORCED CONCRETE PIPE
  - DENOTES CORRUGATED METAL PIPE
  - DENOTES LIGHT POLE
  - DENOTES GUY WIRE
  - DENOTES POWER LINE
  - DENOTES POWER POLE
  - DENOTES POWER BOX
  - DENOTES AIR CONDITION
  - DENOTES TELEPHONE BOX
  - DENOTES GAS VALVE
  - DENOTES GAS LINE MARKER
  - DENOTES WATER VALVE
  - DENOTES WATER METER
  - DENOTES FIRE HYDRANT
  - DENOTES MONITORING WELL
  - DENOTES SANITARY SEWER LINE
  - DENOTES SANITARY SEWER MANHOLE
  - DENOTES CLEAN OUT

**ZONING INFORMATION**

COBB COUNTY ZONING R-15  
MINIMUM LOT AREA = 1,150 SQ.FT.  
MINIMUM LOT WIDTH AT FRONT SET BACK = 72/90' FEET  
MINIMUM FRONT SET BACKS  
REAR YARD SET BACKS  
LOCAL = 35 FEET  
MAJOR SIDE YARD SET BACK = 25 OR 30 FEET  
MINIMUM SIDE YARD SET BACK = 10 FEET  
MINIMUM LOT COVERAGE = 35%  
MAXIMUM BUILDING HEIGHT = 35 FEET  
ALL SET BACKS MUST BE APPROVED BY COOB COUNTY  
PRIOR TO CONSTRUCTION

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES  
MAY HAVE BEEN PAVED OR COVERED AND LOCATIONS OF  
UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON  
EXISTING RECORD DRAWINGS AND RECORD DRAWINGS  
SUBMITTED TO THE SURVEYOR LOCATIONS OF UNDERGROUND  
UTILITIES MAY BE ENCOUNTERED DURING THE CONSTRUCTION  
EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS  
SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS  
ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR ANY  
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY  
OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 RECERTIFICATION OF THE SURVEYOR  
MAKING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED  
BY AND OPEN TRAVELER. THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
ANY LINE, BEARING, OR ANGLE. ANGULAR MEASUREMENTS WERE  
OBTAINED BY A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED  
FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING  
REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.



**APPLICANT:** Alma Robinson

**PHONE#:** (770) 899-2844 **EMAIL:** almajackson1969@yahoo.com

**REPRESENTATIVE:** Alma Robinson

**PHONE#:** (770) 899-2844 **EMAIL:** almajackson1969@yahoo.com

**TITLEHOLDER:** Alma Mae Robinson

**PROPERTY LOCATION:** West side of Lowe Drive, north of

Kathryn Drive

(3309 Lowe Drive).

**ACCESS TO PROPERTY:** Lowe Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Existing ranch style

home on a basement garage

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-15/Brookhaven Subdivision

**SOUTH:** R-15/Brookhaven Subdivision

**EAST:** R-15/Brookhaven Subdivision

**WEST:** R-15/Chastain Crossing 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:**

**PETITION NO:** LUP-17

**HEARING DATE (PC):** 06-02-15

**HEARING DATE (BOC):** 06-16-15

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allowing more Unrelated Adults  
and more Vehicles than County Code Permits

**SIZE OF TRACT:** 0.345 acre

**DISTRICT:** 16

**LAND LOT(S):** 425

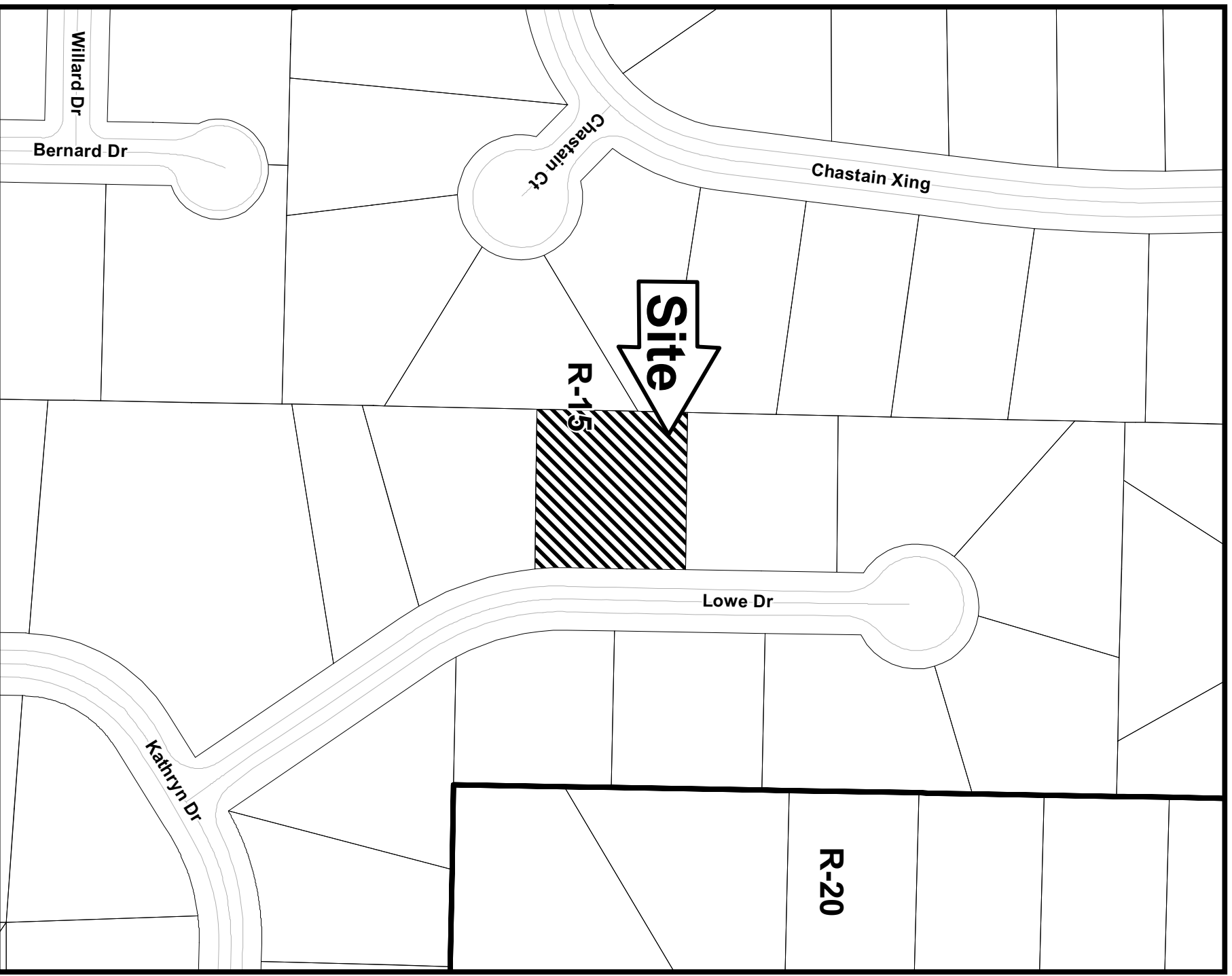
**PARCEL(S):** 73

**TAXES: PAID** X **DUE**

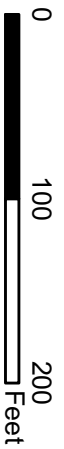
**COMMISSION DISTRICT:** 3





# LUP-17



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



 City Boundary  
 Zoning Boundary

**APPLICANT:** Alma Robinson

**PETITION NO.:** LUP-17

**PRESENT ZONING:** R-15

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Kim Wakefield

The applicant is requesting a Temporary Land Use Permit to allow more than one unrelated adult and more than four (4) vehicles at this property. Per the County Code, a dwelling unit shall have at least 390 square-feet per each adult occupant and vehicle. The Cobb County Tax Assessor's website shows the house has 1,788 square-feet, which would allow up to four (4) adults (who are family members; and 1 unrelated adult) and four (4) vehicles. On the applicant's property, there are three (3) related adults, two (2) unrelated adults and five (5) vehicles. The applicant indicates the vehicles will parked in the garage, driveway, and street. This application is the result of a complaint.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by public water and sewer.

\*\*\*\*\*

**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:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT:** Alma Robinson

**PETITION NO.:** LUP-17

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comments.

## STAFF RECOMMENDATIONS

### LUP- 17 ALMA ROBINSON

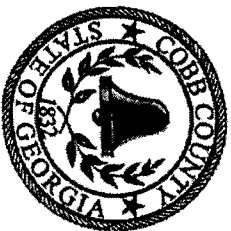
There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**The application was the result of a complaint due to the number of vehicles parked on the property. The use and condition of the property has adversely affected the surrounding properties.**
- (2) *Parking and traffic considerations.*  
**According to the Code Enforcement records, there were five (5) vehicles parked on the street, driveway and in the front yard. The code only allows three (3) vehicles parked outside on a hardened treated surface.**
- (3) *Number of nonrelated employees.*  
**Not applicable**
- (4) *Number of commercial and business deliveries.*  
**Not applicable**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**Not applicable**
- (6) *Compatibility of the business use to the neighborhood.*  
**Not applicable**
- (7) *Hours of operation.*  
**The activity on this property has been so disruptive to the neighbors that a complaint was made to Code Enforcement.**
- (8) *Existing business uses in the vicinity.*  
**Not applicable**
- (9) *Effect on property values of surrounding property.*  
**Having a multitude of cars parked on a property starts to erode the low intensity character of a residential neighborhood and could have a negative effect on the property values.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**The use of the property has caused a complaint to Code Enforcement.**
- (11) *Intensity of the proposed business use.*  
**Not applicable**
- (12) *Location of the use within the neighborhood.*  
**The proposal is located within a platted subdivision and is surrounded by residential uses. The number of vehicles parked on the property is very visible to the neighbors.**

**LUP- 17      ALMA ROBINSON (Continued)**

Based on the above analysis and strict interpretation of the code, Staff recommends **DENIAL** of the 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 #: LMF-17  
PC Hearing Date: 10-2-15  
BOC Hearing Date: 10-16-15

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

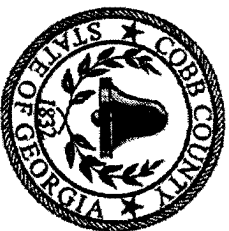
1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 3
3. Number of vehicles at the house? 5
4. Where do the residents park?  
Driveway: ✓; Street: ✓; Garage: ✓
5. Does the property owner live in the house? Yes ✓; No
6. Any outdoor storage? No       ; Yes ✓ (If yes, please state what is kept outside): Clothes
7. Length of time requested (24 months maximum): 24 mth
8. 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).
9. Any additional information? (Please attach additional information if needed):

Applicant signature: Donel Brown Date: 3/23/2015  
Applicant name (printed): Donel Brown

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15  
Size of house per Cobb County Tax Assessor records: 1,788  
Number of related adults proposed: 3 Number permitted by code: 4  
Number of unrelated adults proposed: 2 Number permitted by code: 1  
Number of vehicles proposed: 5 Number permitted by code: 4  
Number of vehicles proposed to be parked outside: 5 Number of vehicles permitted 3  
outside





Application #: 1268-17  
PC Hearing Date: 6-2-15  
BOC Hearing Date: 6-16-15

## TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Cleaning
2. Number of employees? None
3. Days of operation? 3 days only go out to clean when customer calls
4. Hours of operation? only go out to clean when customer calls and schedule call
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: \_\_\_\_\_; Street: \_\_\_\_\_; Other (Explain): No clients park there
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.): \_\_\_\_\_
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): clothes
12. Length of time requested (24 months maximum): 22 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):  
We are a family that's not disturbing the peace not playing loud music we get along. No problems in this house now.  
Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant name (printed): \_\_\_\_\_



**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

Fax: (770) 528-2092

*Cobb County... Expect the Best!*

LUP-17 (2015)  
Notice of  
Violation

## Notice of Violation

Violation Number: CODE-2015-01264

Date: 2/26/2015

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

3309 LOWE DR	MARIETTA, GA 30066	16	0425	073	R-15
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or ROBINSON ALMA (3309 LOWE DR MARIETTA, GA 30066)

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 February 26, 2015. 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
PARKING STANDARDS	134-272 (5) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.

David Miller (david.miller@cobbcounty.org)

770-528-2023

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT [WWW.COBBCOUNTY.ORG](http://WWW.COBBCOUNTY.ORG)