

LUP-14  
(2017)

2450 Chauncey Lane, Marietta, Ga. 30064 (770) 222-5246  
Vision Surveying

Project No.	CS-08
Field Dates	08/06, 08/09
Drawn By	J.A.M.
Checked By	J.A.M.
Scale	1" = 40'
Revision	1.0
Author	J.A.M.

**Site Plan**  
for  
**Adam Mistic**  
2470 West Bridge Place  
Land Lot 671  
Cobb County, Georgia

Location Map



**PURPOSE OF PLAN:**  
To obtain approval for construction of a single family residence on this lot.

Survey References:

- 1) Deed Book 14258 page 5227
- 2) Plat Book 39 page 16
- 3) Plat Book 1030 page 83
- 4) Plat Book 1030 page 83
- 5) Plat Book 1030 page 83
- 6) Plat Book 1030 page 83
- 7) Plat Book 1030 page 83
- 8) Plat Book 1030 page 83
- 9) Plat Book 1030 page 83
- 10) Plat Book 1030 page 83

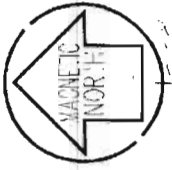
**FIELD DATA STATEMENT:**  
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE PRECISION EXCEPTING ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON 300 SERIES INSTRUMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS FOR THE PREPARATION OF THIS PLAN.  
THIS PLAN HAS BEEN CALCULATED FROM COURSE AND IS FOUND TO EXCEED ONE FOOT IN 100,000 PARTS.

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

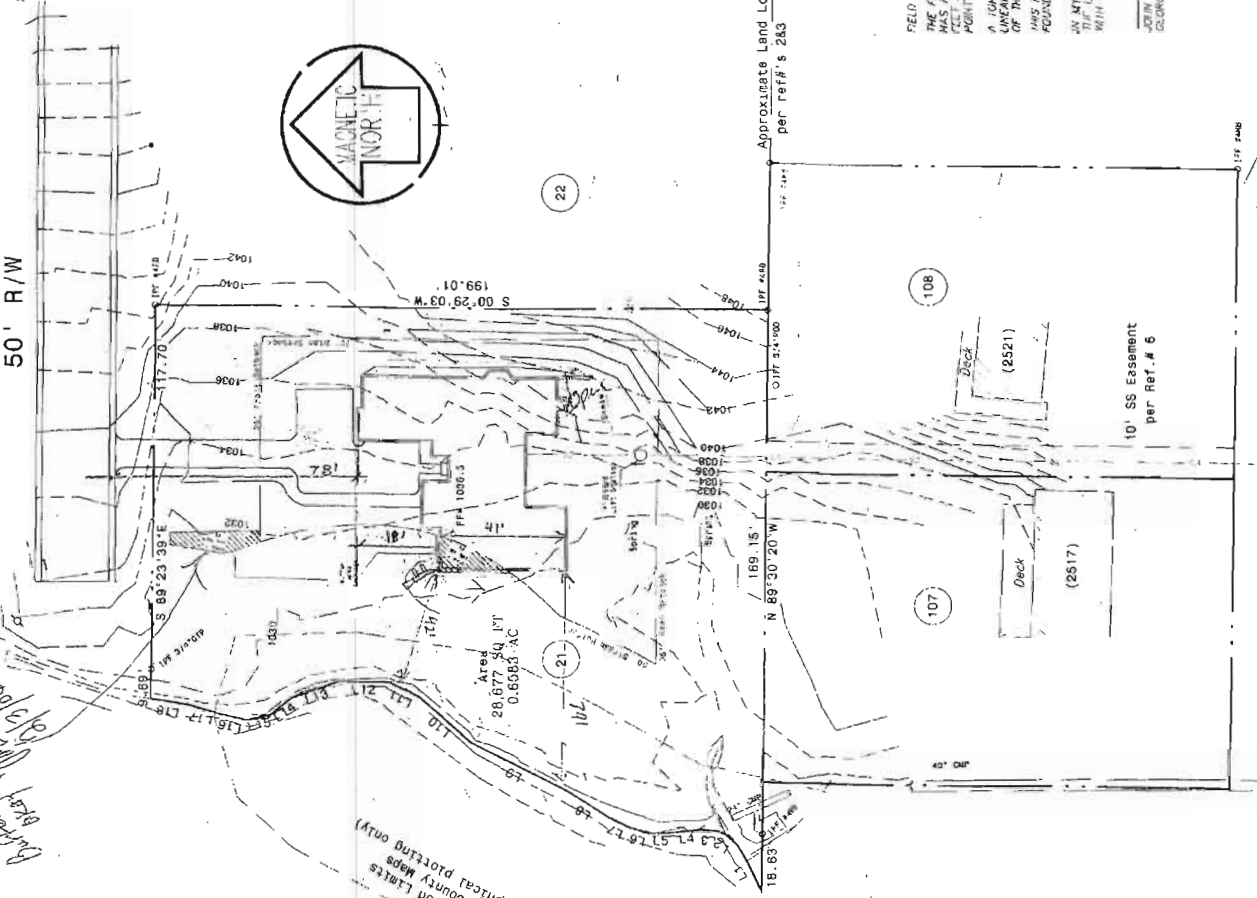
JOHN A. MCCLESKEY  
GEORGIA REGISTERED LAND SURVEYOR # 2355



West Bridge Place  
50' R/W



Approximate Land Lot Line  
per Ref. # 283



SSMHTOP 1039.47  
SSMHTOP 1059.88  
Oakrill Road  
50' R/W

Approximate Flood Limits  
per Cobb County Maps  
(by graphical plotting only)

COURSE	BEARING	DISTANCE
L1	N 21° 53' 14" E	17.30
L2	N 35° 52' 31" E	7.60
L3	N 01° 45' 17" E	5.12
L4	N 00° 58' 24" W	8.80
L5	N 00° 58' 24" W	8.80
L6	N 14° 57' 39" E	7.84
L7	N 88° 25' 52" E	7.84
L8	N 31° 18' 45" E	17.38
L9	N 25° 58' 13" E	28.42
L10	N 40° 58' 13" E	10.46
L11	N 00° 16' 17" W	17.34
L12	N 00° 16' 17" W	17.34
L13	N 18° 31' 05" W	15.89
L14	N 18° 31' 05" W	15.89
L15	N 31° 18' 45" E	9.89
L16	N 12° 58' 47" E	9.30
L17	N 19° 42' 22" E	10.25
L18	N 03° 25' 13" E	12.45

**RECEIVED**  
MAY 26 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**FIELD NOTE:**  
ALL MEASUREMENTS WERE OBTAINED FROM FIELD OBSERVATIONS. UNADJUSTED UNADJUSTED QUALITY CHECKS, IF ANY, ARE NOT SHOWN.

**LEGEND**

ADJACENT PLANNING	LAND LOT LINE
ADJACENT PROPERTY	PROPERTY LINE
ADJACENT ROAD	ROAD LINE
ADJACENT WATER	WATER LINE
ADJACENT AIR	AIR LINE
ADJACENT POWER	POWER LINE
ADJACENT TELEPHONE	TELEPHONE LINE
ADJACENT RAILROAD	RAILROAD LINE
ADJACENT CANAL	CANAL LINE
ADJACENT DRAINAGE	DRAINAGE LINE
ADJACENT FENCE	FENCE LINE
ADJACENT CURB	CURB LINE
ADJACENT SIDEWALK	SIDEWALK LINE
ADJACENT DRIVEWAY	DRIVEWAY LINE
ADJACENT PORCH	PORCH LINE
ADJACENT PATIO	PATIO LINE
ADJACENT DECK	DECK LINE
ADJACENT STAIRS	STAIRS LINE
ADJACENT WALKWAY	WALKWAY LINE
ADJACENT BIKEWAY	BIKEWAY LINE
ADJACENT TRAIL	TRAIL LINE
ADJACENT PATH	PATH LINE
ADJACENT BRIDGE	BRIDGE LINE
ADJACENT TUNNEL	TUNNEL LINE
ADJACENT UNDERPASS	UNDERPASS LINE
ADJACENT OVERPASS	OVERPASS LINE
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**APPLICANT:** Wieslaw Adam Misiec

**PHONE#:** 470-514-6717 **EMAIL:** wmisiec@yahoo.com

**REPRESENTATIVE:** Wieslaw A. Misiec

**PHONE#:** 470-514-6717 **EMAIL:** wmisiec@yahoo.com

**TITLEHOLDER:** Wieslaw Adam Misiec

**PROPERTY LOCATION:** Southwest end of West Bridge Place,  
west of Stoney Brook Lane  
(2470 West Bridge Place)

**ACCESS TO PROPERTY:** West Bridge Place

**PHYSICAL CHARACTERISTICS TO SITE:** One story brick ranch  
residence

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/ Holly Springs North Subdivision

**SOUTH:** R-15/ Cedar Forks Subdivision

**EAST:** R-20/ Holly Springs North Subdivision

**WEST:** R-15/ Cedar Forks Subdivision

**PETITION NO:** LUP-14

**HEARING DATE (PC):** 08-01-17

**HEARING DATE (BOC):** 08-15-17

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allowing more unrelated  
adults than permitted by code

**SIZE OF TRACT:** 0.6583 ac

**DISTRICT:** 16

**LAND LOT(S):** 671

**PARCEL(S):** 14

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

**COMMISSION DISTRICT:** 3

*Adjacent Future Land Use:*

North: Low Density Residential (LDR)

East: Low Density Residential (LDR)

South: Low Density Residential (LDR)

West: Low Density Residential (LDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

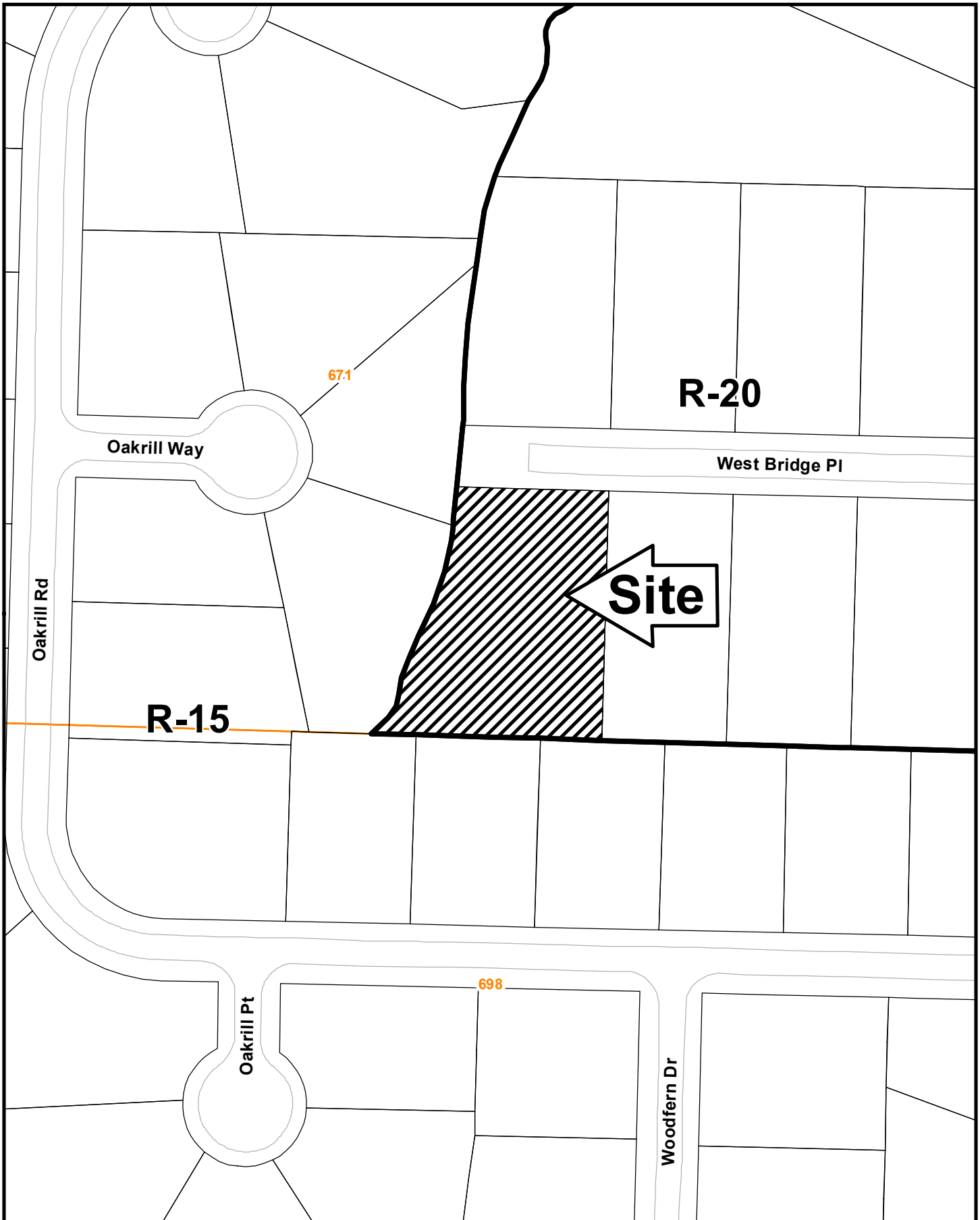
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

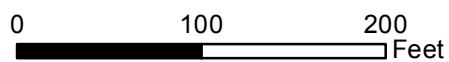
**STIPULATIONS:**





# LUP-14 2017-GIS



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Wieslaw Adam Misiec

**PETITION NO.:** LUP-14

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit in order to allow more than one (1) unrelated person to reside at his home. In total, there will be two (2) family members and two (2) unrelated persons as well as four (4) vehicles total at this residence. Two (2) of the vehicles are parked in the garage and the other two (2) in the driveway. Though the tax records indicate enough square footage (4,675 sq. ft.) to allow at least 11 family members and vehicles, the request in particular to allow more than a single *unrelated* individual to live in the applicant's home. While this application is the result of a received Code Enforcement complaint, the applicant has supplied a petition of support from four (4) individual neighbors in the immediate vicinity.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments. Water and sewer available.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

This request will not have an adverse impact on the transportation network.

\*\*\*\*\*

**APPLICANT:** Wieslaw Adam Misiec

**PETITION NO.:** LUP-14

\*\*\*\*\*

**FIRE COMMENTS:**

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process. Four or more unrelated inhabitants may require the facility to comply with the requirements of the Life Safety Code for Lodging.

\*\*\*\*\*

**APPLICANT: Wieslaw Adam Misiec**

**PETITION NO.: LUP-14**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comments.

## STAFF RECOMMENDATIONS

**LUP-14**      **WIESLAW ADAM MISIEC**

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.*  
**Though significantly less than would otherwise be allowed (4 vs. 11), the additional unrelated person necessitates the application which was the result of a received Code Enforcement Complaint.**
- (2) *Parking and traffic considerations.*  
**Parking is provided for two (2) vehicles in the home's garage and two (2) vehicles in the driveway.**
- (3) *Number of nonrelated employees.*  
**N/A.**
- (4) *Number of commercial and business deliveries.*  
**N/A.**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**N/A.**
- (6) *Compatibility of the business use to the neighborhood.*  
**N/A.**
- (7) *Hours of operation.*  
**N/A.**
- (8) *Existing business uses in the vicinity.*  
**N/A.**
- (9) *Effect on property values of surrounding property.*  
**Multiple cars on the property start to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**The use of the property resulted in a complaint filed with Code Enforcement.**
- (11) *Intensity of the proposed business use.*  
**N/A.**

**LUP-14      WIESLAW ADAM MISIEC (Continued)**

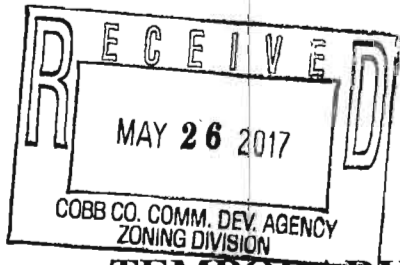
*(12)Location of the use within the neighborhood.*

**The property is located within a platted subdivision and surrounded by residential uses.**

Based on the above analysis and a strict interpretation of the Code and in light of the Code Enforcement complaint, 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 #: LVP-14  
PC Hearing Date: 8-1-17  
BOC Hearing Date: 8-15-17

### 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? 2
3. Number of vehicles at the house? 4
4. Where do the residents park?  
Driveway: 2 ; Street: no ; Garage: 2
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): \_\_\_\_\_
7. Length of time requested (24 months maximum): yes
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: Misiba Date: \_\_\_\_\_

Applicant name (printed): WIESLAW ADAM MISIEO

**ZONING STAFF USE ONLY BELOW THIS LINE**

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 4,675 sq ft

Number of related adults proposed: 2 Number permitted by code: 11

Number of unrelated adults proposed: 2 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 11

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted 3  
outside



Cobb County... Expect the Best!

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

LUP-14 (2017)  
Code Enforcement  
Notice of Violation

### Notice of Violation

Violation Number: CODE-2017-02689 Date: 5/5/2017

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

2470 BRIDGE PL	MARIETTA, GA 30062	16	0671	014	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or MISIEC WIESLAW ADAM (2470 WEST BRIDGE PL 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 May 5, 2017. 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

**Dwayne Hepler (dwayne.hepler@cobbcounty.org)** **(770)528-2185**  
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)

**Subject:** Fw: 2517 Oakrill Rd., Marietta  
**From:** adam misiec (wmisiec@yahoo.com)  
**To:** jkeenan@goalproperties.com;  
**Date:** Tuesday, May 16, 2017 1:35 PM

*Adam Misiec*

On Tuesday, May 16, 2017 1:30 PM, adam misiec <wmisiec@yahoo.com> wrote:



*Adam Misiec*

On Tuesday, May 16, 2017 1:06 PM, adam misiec <wmisiec@yahoo.com> wrote:

**To whom it might concern at MNSF II Acquisitions**

I am the owner of house @ 2470 West Bridge Pl., north of your property @ 2517 Oakrill Rd. Marietta.

In my house for several years lives one couple and 2 unrelated to me occupants , originally it was my youngest brother but he moved to Europe and I am renting lower level to two unrelated to me persons.

Cobb County zoning code is allowing for one unrelated person ( it was just explained to me currently) .

The title is on me only and I build this house 2006.

I have still not closed divorce case with the judgment that the house is granted to me ,when divorce will close I will downsize and most probably sell the house.

Thus I am in " transitional period " and applying for "temporary land use " ( 12 months) that will allow me to have two instead one unrelated persons leaving in my house.

By the way my house is sized by Cobb code and property tax to have total 11 occupants and 6 cars.

The conflict is two unrelated instead one.?

My lot is bordering with 6 lots and I have to obtain their owners signatures that they do not object my application.

Practically nothing will change ( now there is 3 occupants and 3 cars) but the code will be obeyed ,my house was never occupied but more than 4 people.

Thank you for your support.

Wieslaw Adam *Misiec*  
Adam *Misiec*

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**Attachments**

- 2517 oakrill.jpg (416.88KB)

PARID: 16067100140  
MISIEC WIESLAW ADAM

NEIGHBORHOOD: 16081124

TAX YEAR: 2017  
2470 W BRIDGE PL



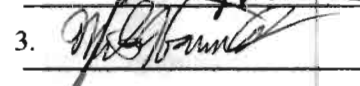
**Building**

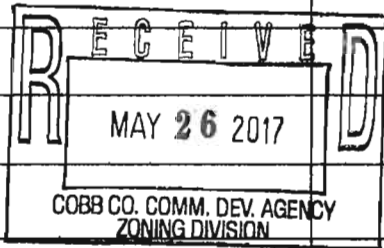
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Card	1
Stories	1
Construction Style	1 SIDE BRICK OR STONE RANCH
Basement	FULL
Sq Ft Living Area	2375
Basement Rec	
Basement Living	2300
Year Built	2006
Total Rooms	7
Bedrooms	3
Bathrooms	4
Half Bathrooms	1
Fireplace	Y
Garage	Y
Basement Garage	N
Pool	N
Tennis	N

**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 WIESLAW MISIEC  
 @ 2470 W. BRIDGE PL intends to make an application for a Land Use Permit for the purpose of  
to have two unrelated occupants on the premises described in the application.

	Signature	Printed name	Address
1.		JASON LEE	<del>2404</del> Oakhill Pl., Marietta
2.		John Marover	2402 Oswell Way Marietta, GA 30062
3.		Miles Hamrick	2480 W Bridge Pl NE Marietta 30062
4.			
5.			
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20.			



**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS  
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

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22470 W. BRIDGE intends to make an application for a Land Use Permit for the purpose of  
two unrelated occupants on the premises described in the application.

Signature	Printed name	Address
1. <i>[Handwritten Signature]</i>	Chie Dai	2521 OAKBILL, HARLETTA, GA
2.		
3.		
4.		
5.		
6.		
7.		
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