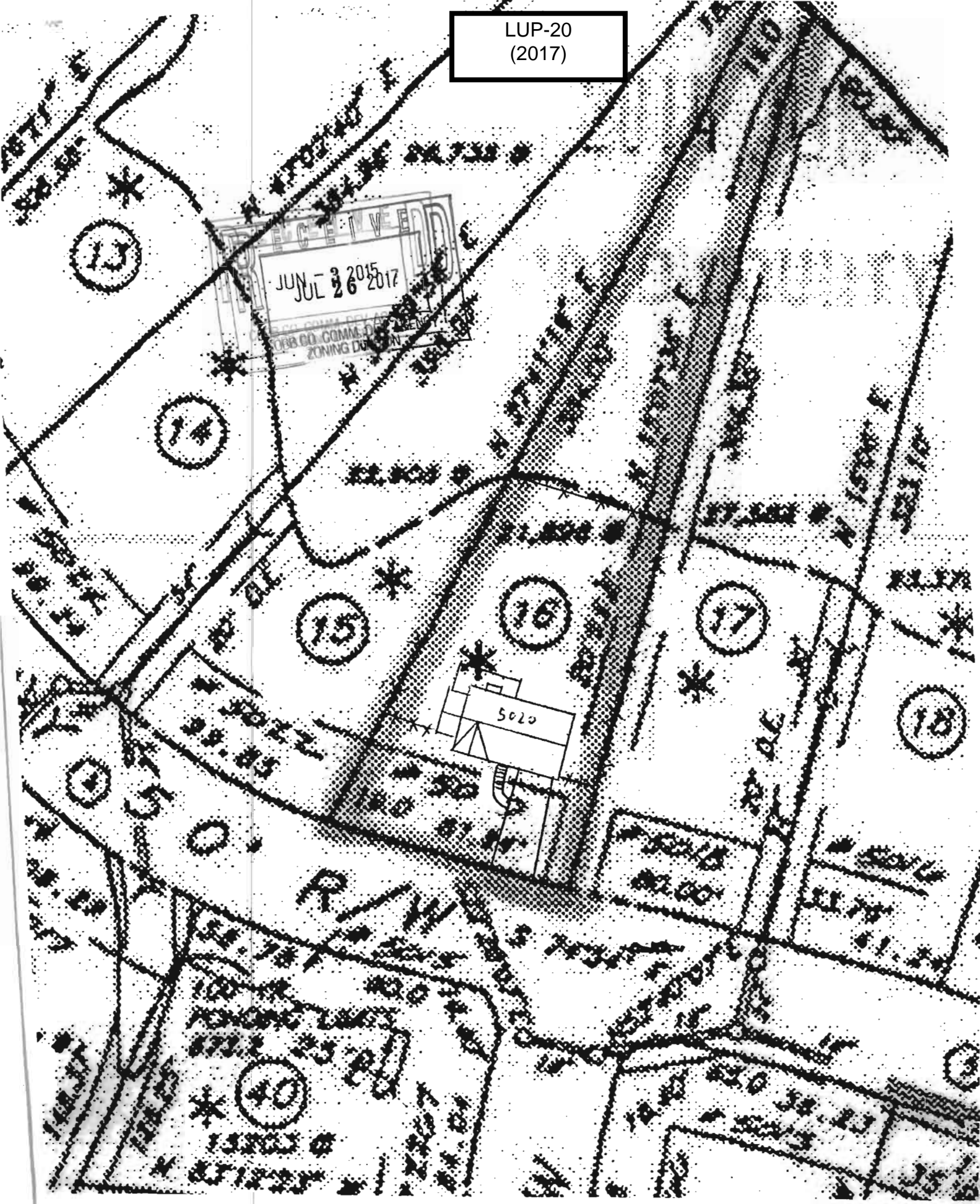
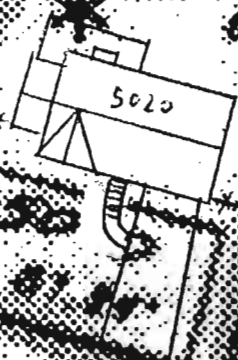


LUP-20
(2017)

RECEIVED
JUN 23 2015
JUL 26 2017

PLANNING DEPARTMENT
CITY OF DENVER
ZONING DIVISION



APPLICANT: Kathleen E. Taylor

PETITION NO: LUP-20

PHONE#: (404) 695-8153 EMAIL: ket2791@yahoo.com

HEARING DATE (PC): 10-03-17

REPRESENTATIVE: Kathleen E. Taylor

HEARING DATE (BOC): 10-17-17

PHONE#: (404) 695-8153 EMAIL: ket2791@yahoo.com

PRESENT ZONING: R-15

TITLEHOLDER: Kathleen E. Taylor

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: Northeast side of Sunbrook Way, east
of Sunbrook Drive
(5020 Sunbrook Drive)

PROPOSED USE: Allow more unrelated
adults than the County Code Permits

ACCESS TO PROPERTY: Sunbrook Way

SIZE OF TRACT: 0.48 ac

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

DISTRICT: 20

LAND LOT(S): 186

PARCEL(S): 108

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/ Undeveloped Land
SOUTH: R-15/ Sunbrook Estates
EAST: R-15/ Sunbrook Estates
WEST: R-15/ Sunbrook Estates

Adjacent Future Land Use:

Northeast: Very Low Density Residential (VLDR)
Southeast: Very Low Density Residential (VLDR)
Southwest: Very Low Density Residential (VLDR)
Northwest: Very Low Density Residential (VLDR)

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

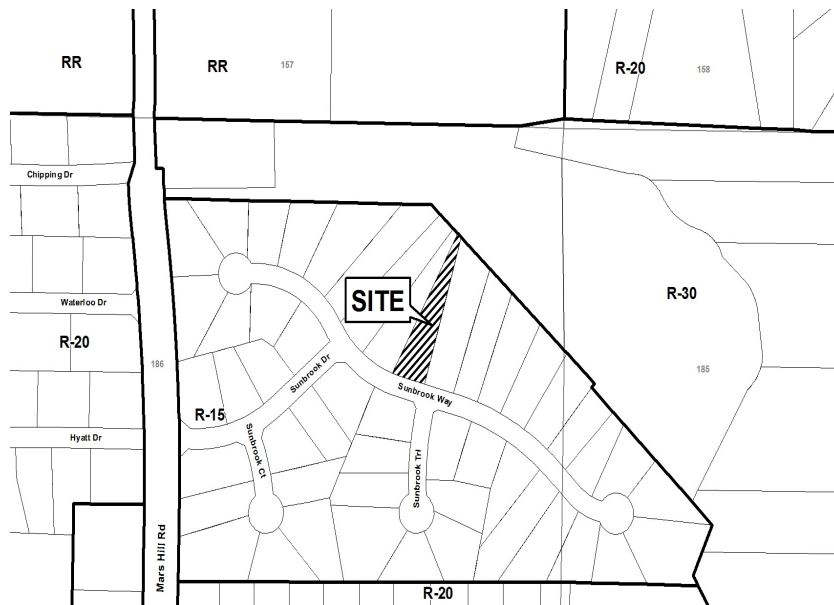
PLANNING COMMISSION RECOMMENDATION

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

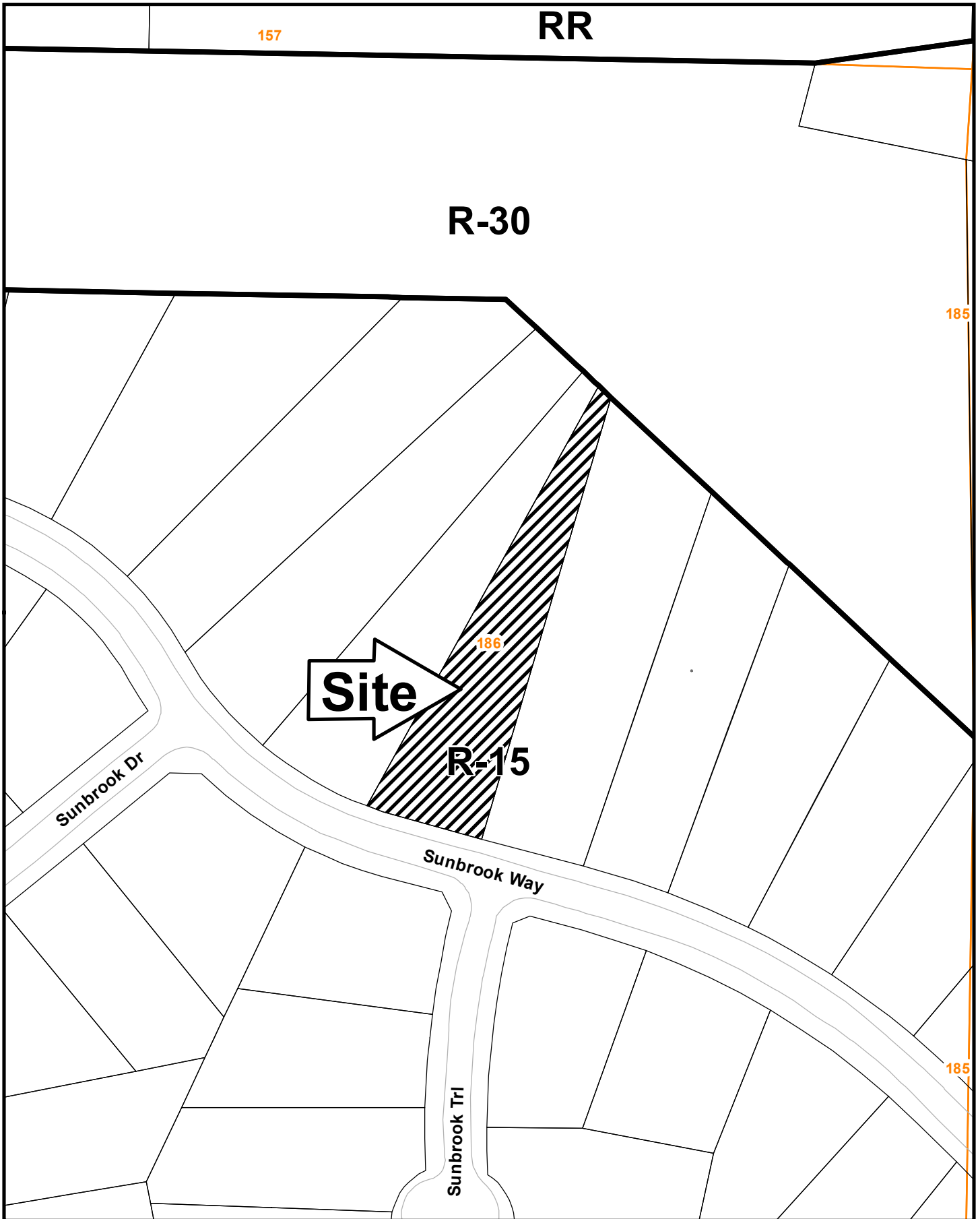
BOARD OF COMMISSIONERS DECISION

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

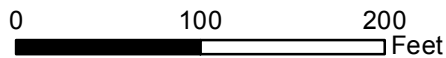
STIPULATIONS:





LUP-20 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: Kathleen E. Taylor

PETITION NO.: LUP-20

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is requesting to renew a Temporary Land Use Permit for 24 months in order to continue to allow two (2) unrelated adults to live in a single-family residence with a family. The Code allows one (1) unrelated adult. The tax records show the property as 2,356 square feet of living space which would allow a maximum of 6 adults. The applicant is requesting seven (7) adults. This will also apply to the number of vehicles allowed at the residence. There will only be three (3) vehicles parked at the residence. This request is not the result of a Code Enforcement violation.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Water and sewer customer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Kathleen Taylor

PETITION NO.: LUP-20

PRESENT ZONING: R-15

PETITION FOR: LUP Renewal

FIRE COMMENTS:

LODGING: If more than 4 unrelated occupants a new certificate of occupancy will be required.

APPLICANT: Kathleen E. Taylor

PETITION NO.: LUP-20

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments. (Renewal)

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STAFF RECOMMENDATIONS

LUP-20 KATHLEEN E. TAYLOR

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.*
There have not been any complaints within the past 24 months.
- (2) *Parking and traffic considerations.*
Parking will be on 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.*
The original approval has not negatively affected property values.
- (10) *Circumstances surrounding neighborhood complaints.*
The use of the property did cause a complaint to Code Enforcement in 2014. However, there haven't been any complaints since then.
- (11) *Intensity of the proposed business use.*
N/A

LUP-20 KATHLEEN E. TAYLOR (Continued)

(12)Location of the use within the neighborhood.

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

Based on the above analysis and strict interpretation of the code, Staff recommends **APPROVAL** for **24 MONTHS** subject to the following conditions;

- No on street parking;
- Approval for 2 unrelated adults only;
- Applicant shall not cause any nuisances to the neighborhood.

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-20

PC Hearing Date: 10-3-17

BOC Hearing Date: 10-17-17

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? 5
- 3. Number of vehicles at the house? 3
- 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): No

7. Length of time requested (24 months maximum): 24 months

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):

- Renewal - We have 1 extra, ~~unrelated~~ unrelated adult living in our home. He had brain cancer at 7 and can not live independent of his mother (Michelle Marx) who is my roommate.

Applicant signature: _____ Date: _____

Applicant name (printed): Kathleen E. Taylor

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,356 sq ft

Number of related adults proposed: 5 Number permitted by code: 6

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

Number of vehicles proposed: 3 Number permitted by code: 4

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

Re: 5020 Sunbrook Way NW Newarth GA 30101

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

LUP-20 (2017)
Consent of
Neighbors

By signature, it is hereby acknowledged that I give my consent/~~or have no objection~~ that Kathleen E. Taylor intends to make an application for a Land Use Permit for the purpose

Having an extra unrelated adult residing in our home. on the premises described in the application.

RECEIVED
JUL 26 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

	Signature	Printed name	Address
1.	<u>Kathleen E. Taylor</u>	<u>Kathleen E. Taylor</u>	<u>5020 Sunbrook Way NW</u>
2.	<u>Jill Smith</u>	<u>Jill Smith</u>	<u>5022 Sunbrook Way NW</u>
3.	<u>Heather Oliver</u>	<u>Heather Oliver</u>	<u>5015 Sunbrook way</u>
4.	<u>Linda Austin</u>	<u>Linda Austin</u>	<u>2266 Sunbrook TRAIL</u>
5.	<u>Chris Merkison</u>	<u>Chris Merkison</u>	<u>5018 Sunbrook Way NW (C.J.)</u>
6.	<u>Jaclyn Hood</u>	<u>Jaclyn Hood</u>	<u>5016 Sunbrook Way</u>
* 7.	<u>* See line # 11.</u>	<u>(*)</u>	<u>5014 Sunbrook Way NW</u> <u>Supper</u>
8.	<u>- Not home. Repairman only there -</u>		<u>5011 Sunbrook Way NW</u> <u>Leid</u>
9.	<u>Martin Politz</u>	<u>Martin Politz</u>	<u>5012 Sunbrook Way NW</u>
10.	<u>Mike McCourt</u>	<u>Mike McCourt</u>	<u>5010 Sunbrook way, NW</u>
* 11.	<u>George Delgado</u>	<u>George Delgado</u>	<u>5014 Sunbrook way NW GA</u>
12.	<u>- Not home -</u>		<u>5009 Sunbrook Way NW</u> <u>John & Colleen</u>
13.	<u>Peggy L. Briggs</u>	<u>Peggy L. Briggs</u>	<u>5007 Sunbrook Way</u>
14.	<u>Annell Green</u>	<u>Annell Green</u>	<u>5005 Sunbrook way</u>
15.	<u>William Bolls</u>	<u>William Bolls</u>	<u>5008 Sunbrook Way</u>
16.	<u>Charles T. Gresh</u>	<u>Charles T. Gresh</u>	<u>5006 Sunbrook Way NW</u>
17.	<u>Craig Mobley</u>	<u>Craig Mobley</u>	<u>5004 Sunbrook Way</u>
18.	<u>Susan Gay</u>	<u>Susan Gay</u>	<u>5002 Sunbrook Way NW</u>
19.	<u>Coke Cogh</u>	<u>Coke Cogh</u>	<u>5000 Sunbrook Way NW</u>
20.	<u>Dianne Pile</u>	<u>Dianne Pile</u>	<u>5001 Sunbrook Way NW</u>

Re: 5030 Sunbrook Way NW Acworth GA 30101

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

LUP-20 (2017)
Consent of
Neighbors

By signature, it is hereby acknowledged that I give my consent/or have no objection that Kathleen F. Taylor intends to make an application for a Land Use Permit for the purpose of having an extra unrelated adult residing in our home. on the premises described in the application.

	Signature	Printed name	Address
1.	- Didn't answer door -		5003 Sunbrook Way NW
2.	- Didn't answer door -		2265 Sunbrook Trail
3.	<i>[Signature]</i>	Stacie Brock	2263 Sunbrook Trail
4.	- Didn't answer door -		2261 Sunbrook Trail
5.	- Didn't answer door -		2260 Sunbrook Trail
6.	- Didn't answer door -		2262 Sunbrook Trail
7.	- Didn't answer door -		2264 Sunbrook Trail
8.	<i>[Signature]</i>	<i>[Signature]</i>	5017 Sunbrook Way, Acworth, GA
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			



PARID: 20018601080
TAYLOR KATHLEEN E

NEIGHBORHOOD: 20042888

TAX YEAR: 2017
5020 SUNBROOK WAY

Building

Card	1
Stories	1
Construction	FRAME
Style	BI-LEVEL
Basement	FULL
Sq Ft Living Area	1708
Basement Rec	
Basement Living	648
Year Built	1994
Total Rooms	7
Bedrooms	4
Bathrooms	3
Half Bathrooms	
Fireplace	Y
Garage	N
Basement Garage	Y
Pool	N
Tennis	N

= 2,356 $\frac{1}{2}$
of living space.

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 18, 2015
PAGE 6

CONSENT AGENDA (CONT.)

~~Z-79 SANFORD C. BENNETT (CONT.)~~

To approve Z-79 to the **LRO** zoning category, subject to:

- Site plan to be approved by the District Commissioner
- Applicant or developer to meet all LRO zoning criteria
- No outdoor storage or displays
- All buildings to be demolished within 90 days of the final Board of Commissioners' decision
- Upon approval by the Health Department, installation of a septic system will be allowed
- If sewer becomes available and is practical, then Applicant will be required to switch to sewer at that time
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

LUP-22 KATHLEEN E. TAYLOR (owner) requesting a **Land Use Permit (Renewal)** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 186 of the 20th District. Located on the northeast side of Sunbrook Way, east of Sunbrook Drive (5020 Sunbrook Way).

To approve LUP-22 for **24 months** subject to:

- No on street parking
- Approval for 2 unrelated adults *only*
- Applicant shall not cause any nuisances to the neighborhood
- Outside of the house to be painted and maintained where there is rotten wood over the next 24 month period

CONSENT VOTE: **ADOPTED** unanimously