LAND CASES		LAND USE OR ZONING FROM	TO
AV	**LU2019-002**	**Home based business renewal**	
AX	RZ		
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2877 Cressington Bend
Land Lot 102, Tax Parcel 149
Subject Properties

City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Debra Taylor CITY CLERK

Scale: 1 " = 100 '
Print Date: 2/5/2019
LU2019_02_Aerial_ap

JULE G. KAGAN, OTD, OTR/L
Doctor of Occupational Therapy
Sensory Affective Play, LLC
2877 Cressington Bend NW
Kennesaw GA 30144
770-713-6838
jgkagan@comcast.net

January 30, 2019

To the Mayor and Council: Planning Commission:

This is a statement to provide information for the Land Use Application requested by Jule Kagan. The business on this site is a private practice aimed at providing Occupational Therapy services to special needs children.

Services include therapeutic activities covering; feeding issues, dressing, adaptations of daily living, handwriting, behavioral strategies and sensory enhancement. The services are provided solely by Jule Kagan, a licensed and board certified practitioner of Occupational Therapy. This type of private practice, it is my belief and understanding, is not mandated for inspection by any state agency that would impact my request for rezoning of this property.

This practice is home based on one level and does not interfere with any residential part of the home. There is a separate entrance to the level. The hours of operation are 10:00 a.m. to 6:00 p.m. Monday through Friday and the practice is in operation for 8-10 hours per week. The children are seen individually. Because of the limited number of clients, the practice does not interfere with traffic issues to the community and parking is provided on the driveway of the home.

This home business to the best of my knowledge stays within the guidelines of the Association's Covenants & Restrictions and there have been no objections from the surrounding neighbors.

Please contact me for any further information.

Jule Kagan

Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue
770-590-8268

Required Fee $250.00

Date Received 1.31.19
Staff's Initials dlw

☑ **LAND USE APPLICATION** ☐ **SPECIAL LAND USE APPLICATION**

Is this property located within the Kennesaw Historic District (yes) _____ (no) _____

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.
(Applicant or agent must be present at all public hearings)

PURPOSE OF LAND USE REQUEST home based business for occupational therapy for special needs children

LAND USE PROPERTY ADDRESS 2377 Cressington Bend Kennesaw GA. 30144

Land Lot 102 Tax Parcel 149 Lot Size .22 acre Current Zoning PUD-B

APPLICANT Julie Kagan

APPLICANT EMAIL jakagan@comcast.net

Applicant address 2377 Cressington Bend Kennesaw GA. 30144

(Home#) 770-499-1950 (Fax#) 770-423-1528 (Work#) _____

(Cell#) 770-713-6938

Applicant Signature Julie Kagan

Signed, sealed and delivered in presence of: Jammie C Newsome 1-31-19
Notary **Date**

JAMMIE C. NEWSOME
My Commission
NOTARY
PUBLIC
EXPIRES 11-13-2021
PAULDING COUNTY, GEORGIA

REPRESENTIVE _____

(Fax #)_____ (Work#) _____ (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: same as above **Telephone:** _____

Signature: Julie Kagan **Address:** _____

Signed, sealed and delivered in presence of: Jammie C Newsome 1-31-19
Notary **Date**

JAMMIE C. NEWSOME
My Commission
NOTARY
PUBLIC
EXPIRES 11-13-2021
PAULDING COUNTY, GEORGIA

Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue
770-590-8268

CAMPAIGN CONTRIBUTIONS

The Owner and Petitioner herein certify that they **have** ☐ **have not** ☑ made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

FINANCIAL INTEREST

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission **does** ☐ **does not** ☑:

1) Have a property interest (direct or indirect ownership, including any percentage of ownership less that total) in the subject property;

2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and

3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner: Jule Kagan

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

Owner/Applicant Certification

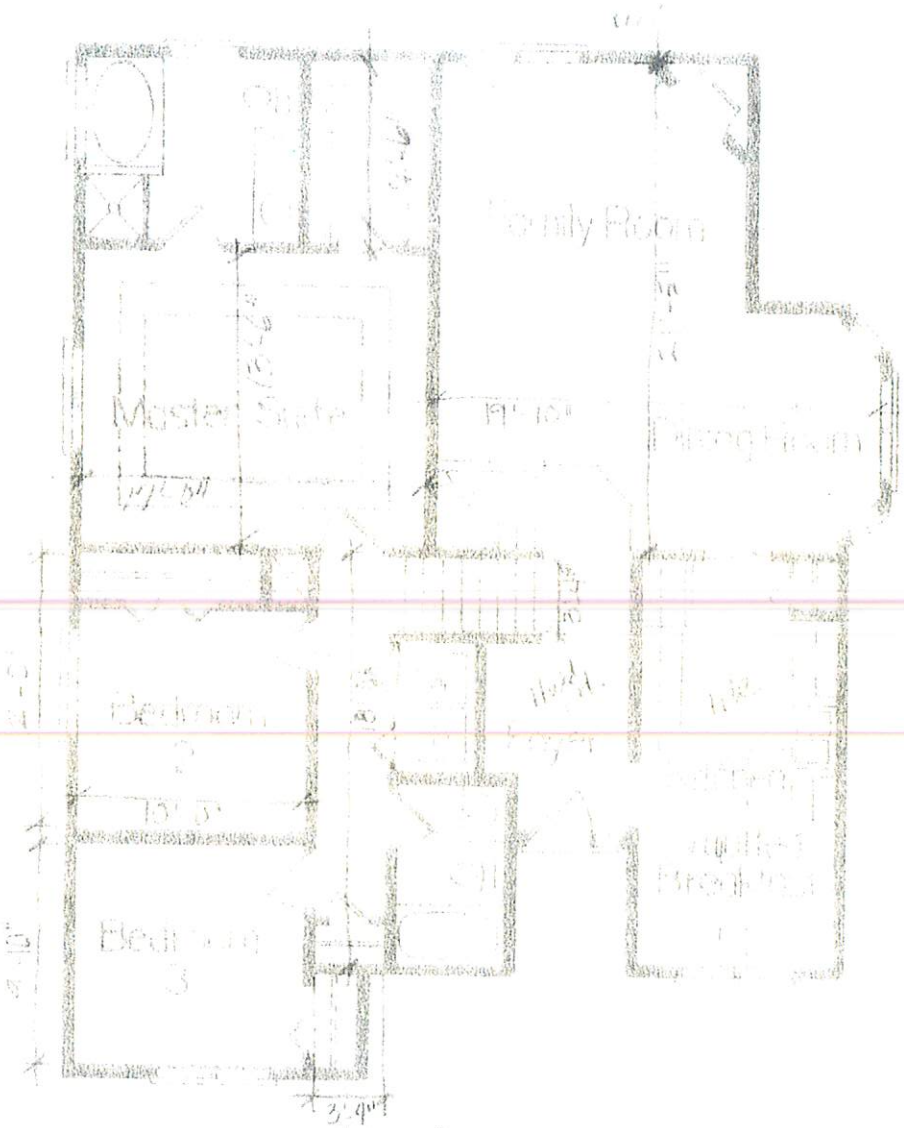
- The Owner/Petitioner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Petitioner's knowledge and belief. Should any portion not be true then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Petitioner hereby grants permission to enter on the property for inspection during the time application is pending.

Jule Kagan — 1/31/19
Applicants Signature — **Date**

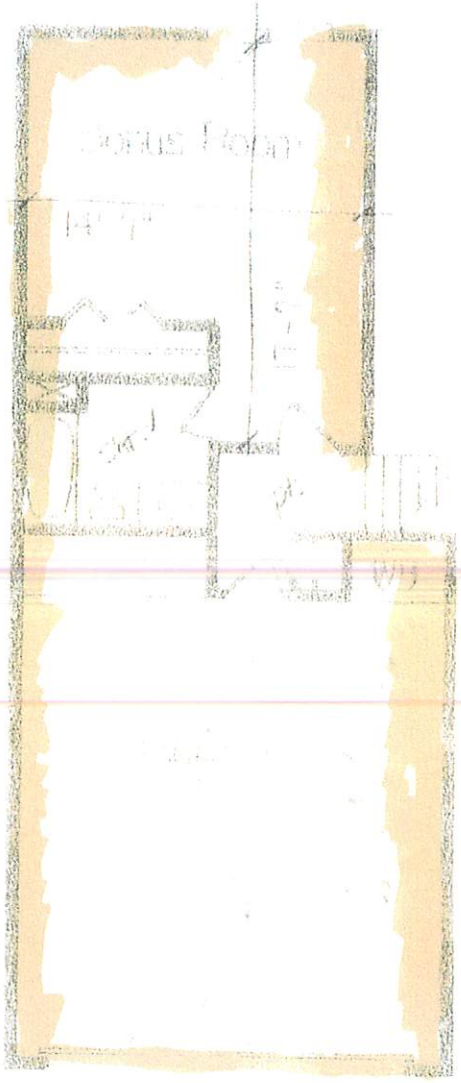
Signed, sealed and delivered in presence of:

Jammie C. Newsome — 1-31-19
Notary — **Date**

JAMMIE C. NEWSOME
My Commission
NOTARY PUBLIC
EXPIRES 11-13-2021
PAULDING COUNTY, GEORGIA

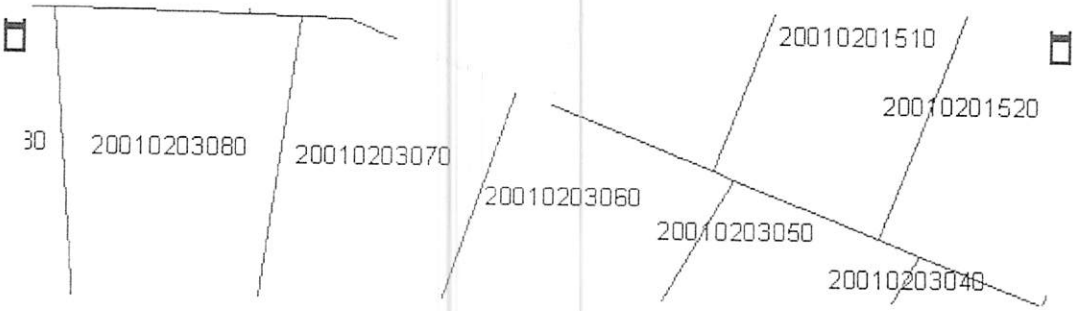


Main Floor



Basement

THE STRATFORD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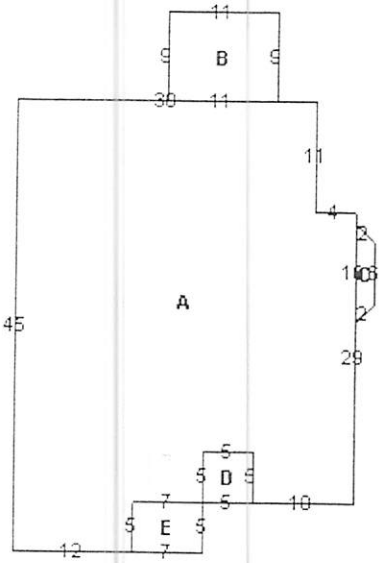
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Photo: 1 of 1

YOUR TRIP TO:

2877 Cressington Bnd NW, Kennesaw, GA 30144

5 MIN | 1.8 MI

Trip time based on traffic conditions as of 10:19 AM on February 10, 2016. Current Traffic: Light

1. Start out going **west** on J.O. Stephenson Ave NW toward Dallas St.

   Then 0.02 miles — 0.02 total miles

2. Turn **right** onto Dallas St NW.

   Then 0.06 miles — 0.08 total miles

3. Turn **slight left** onto Lewis St NW.

   Tommy Aaron - State Farm Insurance Agent is on the corner.

   Then 0.12 miles — 0.20 total miles

4. Turn **slight left** onto N Main St NW.

   First Baptist Church-Kennesaw is on the corner.

   Then 0.55 miles — 0.75 total miles

5. Turn **slight right** onto Jiles Rd NW.

   Jiles Rd NW is 0.3 miles past Knightsbridge Rd NW.

   Grand Slam Pizza is on the corner.

   If you reach Rutledge Rd NW you've gone about 0.1 miles too far.

   Then 0.36 miles — 1.10 total miles

6. Take the 2nd **left** onto English Oaks Way NW.

   English Oaks Way NW is just past Powers Pl NW.

   Kennesaw Elementary School is on the corner.

   If you reach McGuire Dr NW you've gone a little too far.

   Then 0.06 miles — 1.16 total miles

7. Turn **left** onto English Oaks Dr NW.

   Then 0.50 miles — 1.66 total miles

8. Take the 2nd **right** onto Cressington Bnd NW.

   Cressington Bnd NW is just past English Oaks Ln NW.

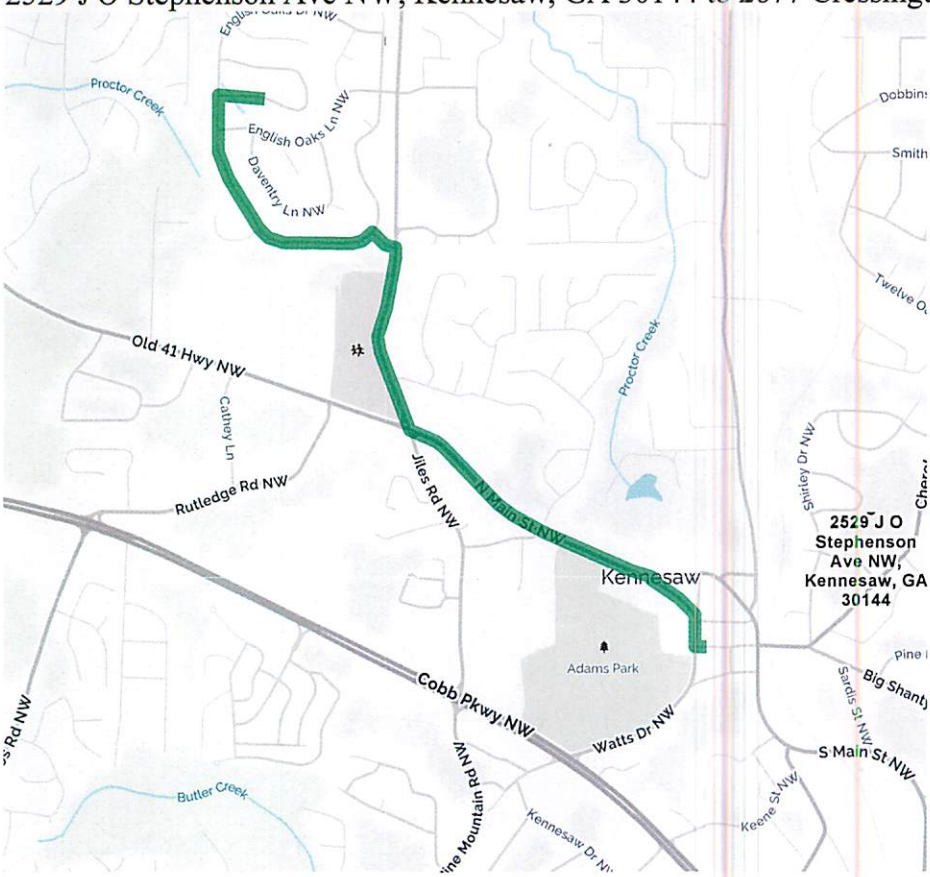
   If you reach Windsor Ct NW you've gone about 0.1 miles too far.

   Then 0.09 miles — 1.75 total miles

9. 2877 CRESSINGTON BND NW is on the **right**.

   If you reach English Oaks Dr NW you've gone about 0.3 miles too far.

Use of directions and maps is subject to our Terms of Use. We don't guarantee accuracy, route conditions or usability. You assume all risk of use.


Proctor Creek
English Oaks Ln NW
Daventry Ln NW
Old 41 Hwy NW
Cathey Ln
Rutledge Rd NW
Jiles Rd NW
N Main St NW
Proctor Creek
Kennesaw
Adams Park
Cobb Pkwy NW
Watts Dr NW
Butler Creek
Kennesaw Dr NW
Keene St NW
S Main St NW
Sardis St NW
Big Shanty
Shirley Dr NW
Smith
2529 J O Stephenson Ave NW, Kennesaw, GA 30144

Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue
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Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

Land Use Permits may be granted in such individual cases based on the standards for decisions as follows, please comment using additional pages if necessary.

	COMMENTS:
(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	None
(2) Parking and traffic considerations.	None
(3) Number of non-related employees.	None
(4) Number of commercial and business deliveries.	None
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	N/A
(6) Compatibility of the business use to the neighborhood.	N/A
(7) Hours of operation.	10 am - 6 pm Monday - Friday
(8) Existing business uses in the vicinity.	None
(9) Effect on property valued of surrounding property.	None
(10) Circumstances surrounding neighborhood complaints.	None
(11) Intensity of the proposed business use; and	9-10 hours of operation / week
(12) Location of use within the neighborhood.	Home