

LUP-7

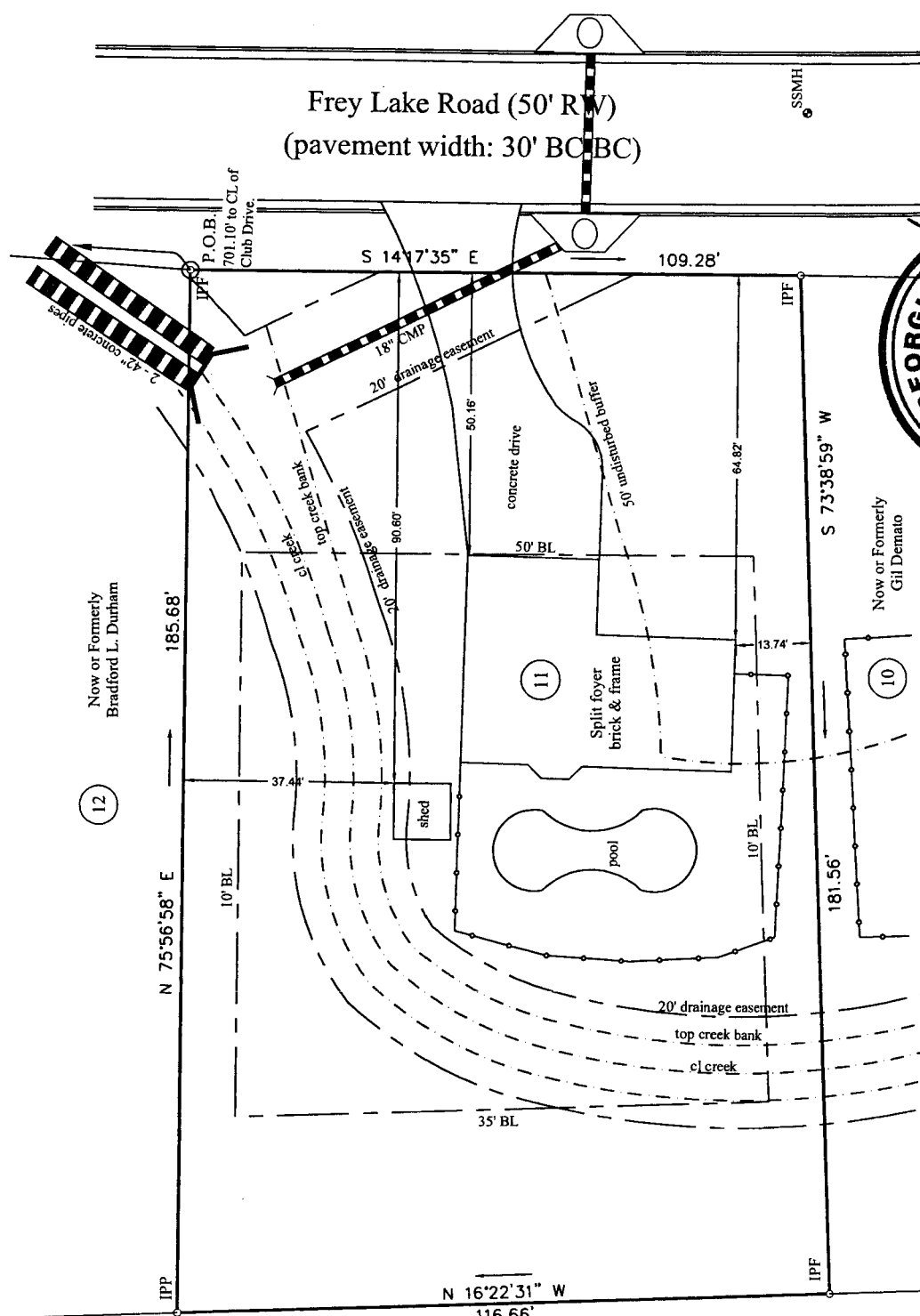
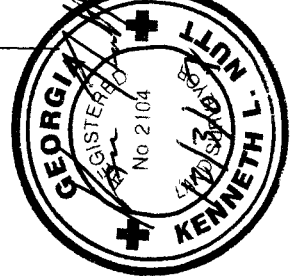
Job #: 025107

LEGEND

| | |
|--|--------------------------|
| | FH = Fire Hydrant |
| | PP = Power Pole |
| | IPP = Iron Pin Placed |
| | IPF = Iron Pin Found |
| | POB = Point of Beginning |
| | CL = Centerline |
| | F = Fence |
| | SSMH = Sewer Manhole |
| | WV = Water Valve |
| | WM = Water Meter |

ZONING INFORMATION

Property Zoned = R20
Residential District
Min. Setbacks:
Front - 35 Feet
"50 Feet as per plat recorded at PB 87 PG 51
Corner - 25 Feet
Sides - 10 Feet
Rear - 35 Feet
Building Height = 35 Feet



Area = 0.48 Acres (20,736 Sq. Ft.)

This plat may be based on a recorded plat from iron pins referenced on said plat for closure to it.
According to F.I.R.M. Community Panel # 130052.0030F, dated 08/18/1992, this property is not located in an area having special flood hazards.

Computed by: MCK
Drawn by: JMC
Checked by: KLN
Party Chief: MCK
Date Surveyed: 11/27/07
Date Drawn: 11/27/07

Boundary Survey for Derek Binette

The Fairways of Pinetree
Unit One, Lot 11
3651 Frey Lake Road
Cobb County, Georgia

Land Lot 94, 20th District, 2nd Sect.

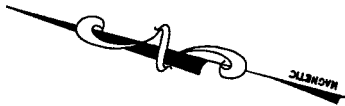
Plat Book: 87
Deed Book:

Page: 51
Page:

Perimeter Surveying & Development Co.
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

RECEIVED
DEC - 4 2007
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Now or Formerly
Pinetree Country Club



Impervious Area: 4,846 sq. ft. = 22%

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 10,000 feet.
- This plat subject to all easements public and private.

APPLICANT: Derek Binette

404-578-2655

REPRESENTATIVE: Derek Binette

404-578-2655

TITLEHOLDER: Derek S. Binette

PROPERTY LOCATION: Located on the west side of Frey Lake Road,
north of Shiloh Trail
(3651 Frey Lake Road)

ACCESS TO PROPERTY: Frey Lake Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-7

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Multiple tenants (Allow more
than two unrelated people to occupy a
dwelling unit)

SIZE OF TRACT: 0.48 acre

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 41

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ The Fairways of Pinetree

SOUTH: R-20/ The Fairways of Pinetree

EAST: R-20/ The Fairways of Pinetree

WEST: R-20/ The Fairways of Pinetree

OPPOSITION: NO. OPPOSED _____ PETITION NO: SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

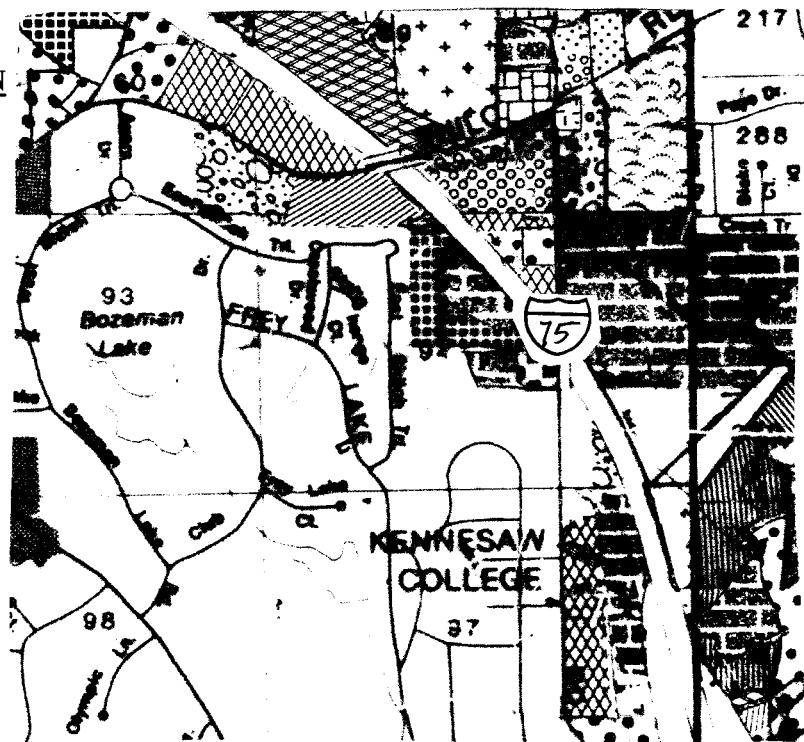
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

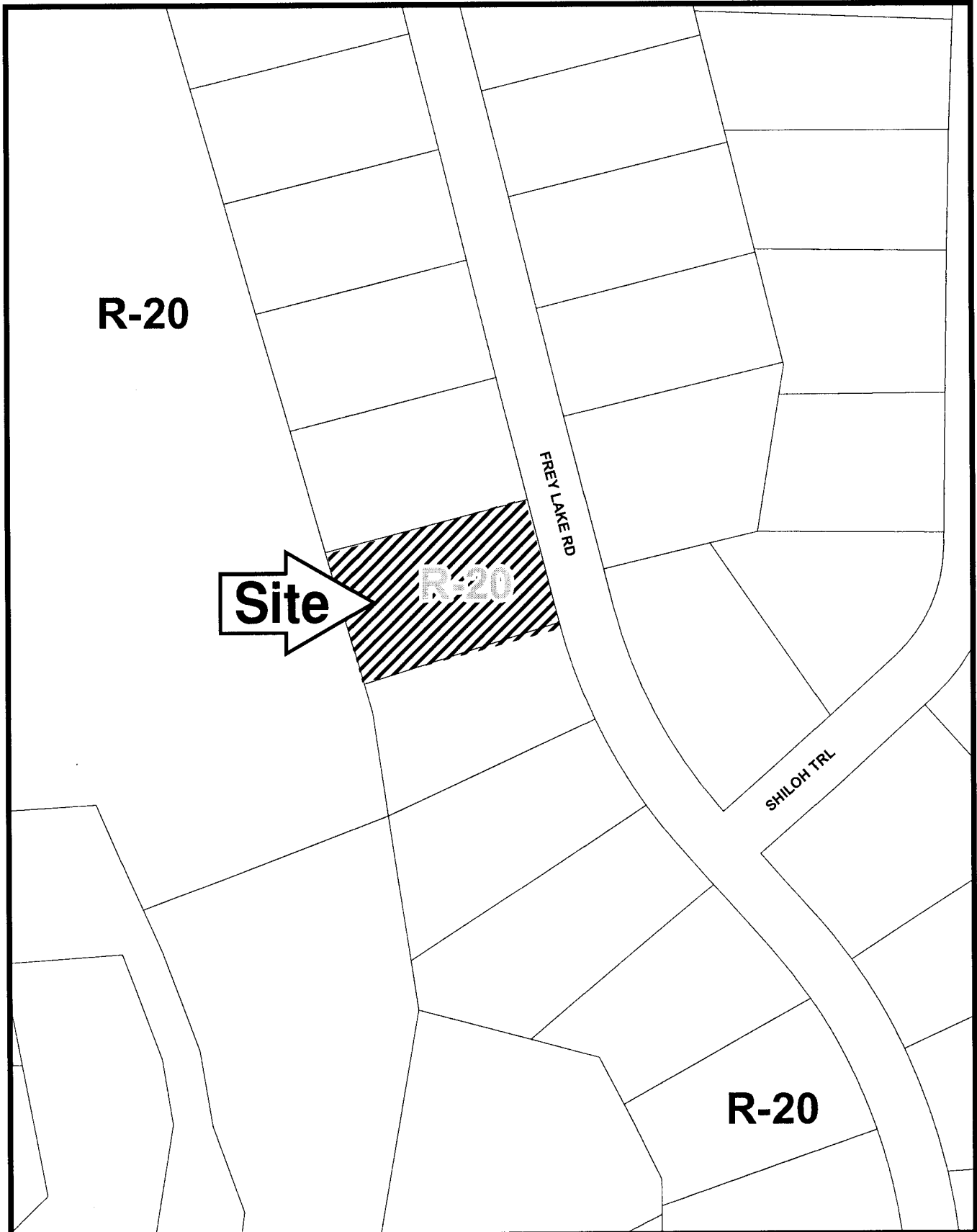
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

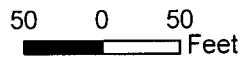
STIPULATIONS:





LUP-7



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

APPLICANT: Derek Binette

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow more than two unrelated people to occupy a dwelling unit. There will be up to four unrelated people living in this house. This application is the result of a complaint.

Note: The Code Enforcement report indicates three (3) unrelated adults residing at this residence. The house is approximately 2608 square feet of living space.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show connected to water and sewer.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments for this request, however, not to be used for a group home or personnel care home without Fire Department approval.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-7 DEREK BINETTE

The applicant's proposal is located in the center of a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-20 zoning district is primarily intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. Lastly, the applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Based on the above analysis, Staff recommends DENIAL.

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.