

LUP-12

AREA= 0.659
ACRES



DODGEN ROAD - 50'RW

N 01° 08' 48" E

VENETIAN WAY
50'RW

PANEL NO. 13067C00BSF
LOCATION COBB
ZONE X

I HAVE THIS DATE, EXAMINED THE
"FIA OFFICIAL FLOOD HAZARD MAP"
AND FOUND REFERENCED HOUSE (NOT)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

EQUIPMENT USED:
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

158.77'

FRM. SHED
(To be Converted to
Temporary Cottage)
OPEN SHED

ONE
STORY
BRICK
#6165

ASPHALT
DRIVE
54.7'
CONC
DRIVE

54.3'

81.5'

50'8"

114.65'

RECEIVED
FEB 11 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA
REGISTERED
No. 2167
PROFESSIONAL
LAND SURVEYOR
JAMES A. EVANS, JR.



GRAPHIC SCALE

SURVEY FOR:

EARL R. HOLCOMB, SR. &
TERESA J. HOLCOMB

LOT 11 BLK. "A" UNIT		REVISIONS
GRAINGER HILLS		
ESTATES		
LAND LOT 187		
DISTRICT 18TH	SECTION 2ND	CC LCH
COBB	COUNTY, GEORGIA	DRWN JH
PLAT BOOK 27	PAGE 192	CHKD
DATE: 3-30-95	SCALE: 1" = 40'	JOB #
		80495

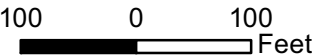
GORE



LUP-12



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Earl Ronald Holcomb, Sr.

PETITION NO.: LUP-12

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 convert the two-car detached garage into a temporarily apartment. The applicant suffers from severe pulmonary disorders due to working with asbestos for many years. The applicant would like to have his son move-in from out of state, to help take care of him and the property. The son would reside in the temporary apartment. The applicant is aware the apartment would have to cease to exist when there is no longer a medical hardship. The applicant has submitted a petition in support of the request signed by 15 of his neighbors.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-12 EARL RONALD HOLCOMB, SR.

The applicant's proposal is located in 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 encourage additional requests in this residential area. Staff understands the applicant's proposal is intended to be a temporary use, meant to aid a person with a medical hardship. However, Staff is reluctant to recommend approval of this LUP, because it is difficult to remove a dwelling unit once established. Staff would suggest the applicant make an addition onto the house to make additional living space. 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.