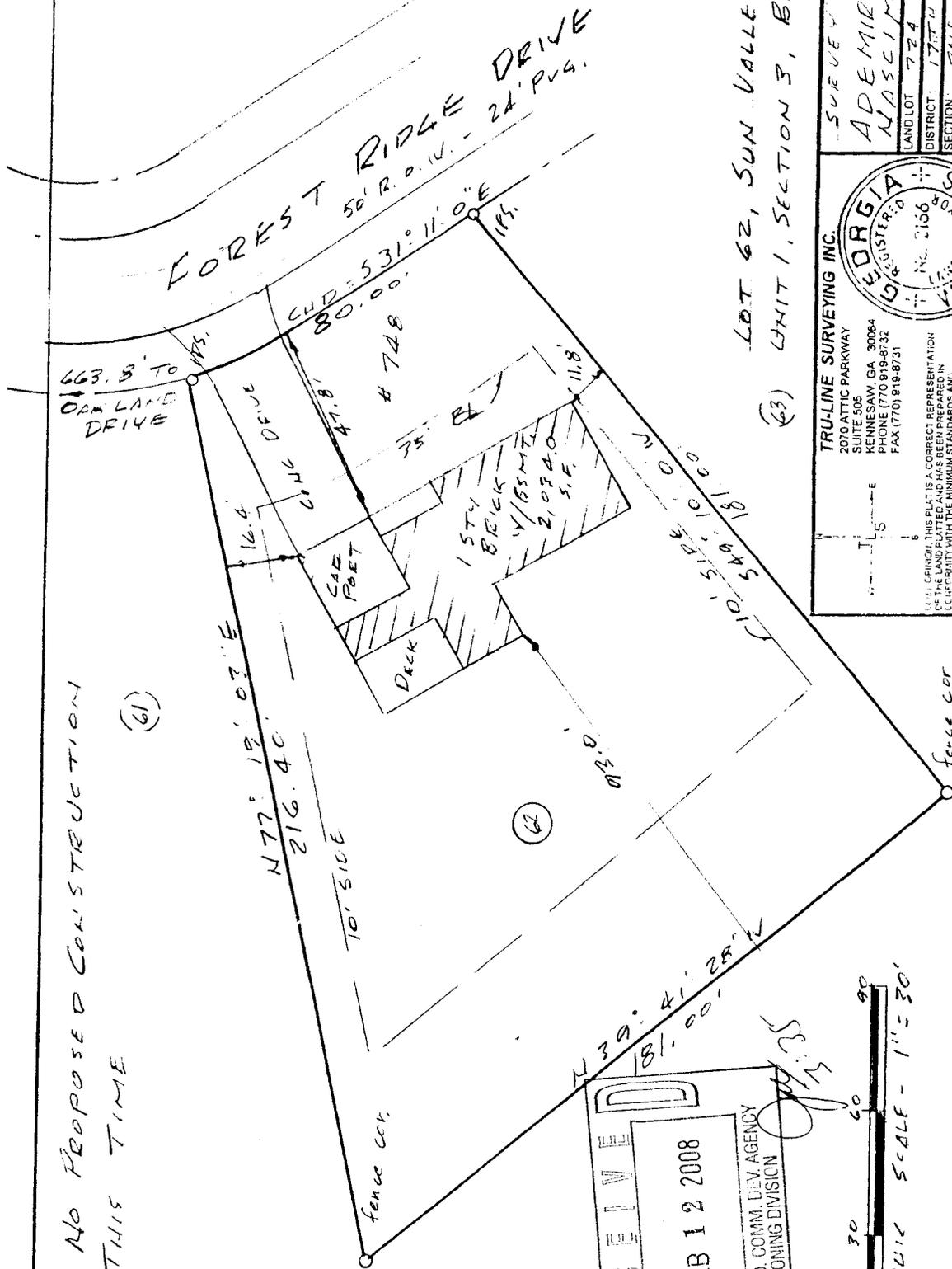
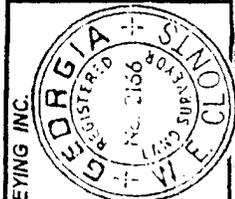


LUP-14
(2008)

NOTE - NO PROPOSED CONSTRUCTION
AT THIS TIME



LOT 62, SUN VALLEY ESTATES
UNIT 1, SECTION 3, Block "E"



TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA. 30144
PHONE (770) 919-8732
FAX (770) 919-8731

REGISTERED PROFESSIONAL SURVEYOR
No. 2106
STATE OF GEORGIA

SCALE 1" = 30'

DATE 2/7/08

DRAWN BY: DL

CHECKED BY: WFC

JOB NO. 01-3858

RECEIVED
FEB 12 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Ademir De Souza Nascimento
770-973-7133

REPRESENTATIVE: Ademir De Souza Nascimento
770-973-7133

TITLEHOLDER: Ademir De Souza Nascimento

PROPERTY LOCATION: Located on the westerly side of Forest Ridge Drive, south of Oakland Drive and on the east side of I-75, north of Delk Road (748 Forest Ridge Drive).

ACCESS TO PROPERTY: Forest Ridge Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-14

HEARING DATE (PC): 05-06-08

HEARING DATE (BOC): 05-20-08

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Than Two Unrelated People To Occupy A Dwelling Unit

SIZE OF TRACT: 0.50 acre

DISTRICT: 17

LAND LOT(S): 717, 718, 723, 724

PARCEL(S): 90

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Sun Valley Estates subdivision
- SOUTH:** R-15/ Sun Valley Estates subdivision
- EAST:** R-15/ Sun Valley Estates subdivision
- WEST:** Interstate 75

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

PLANNING COMMISSION RECOMMENDATION

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

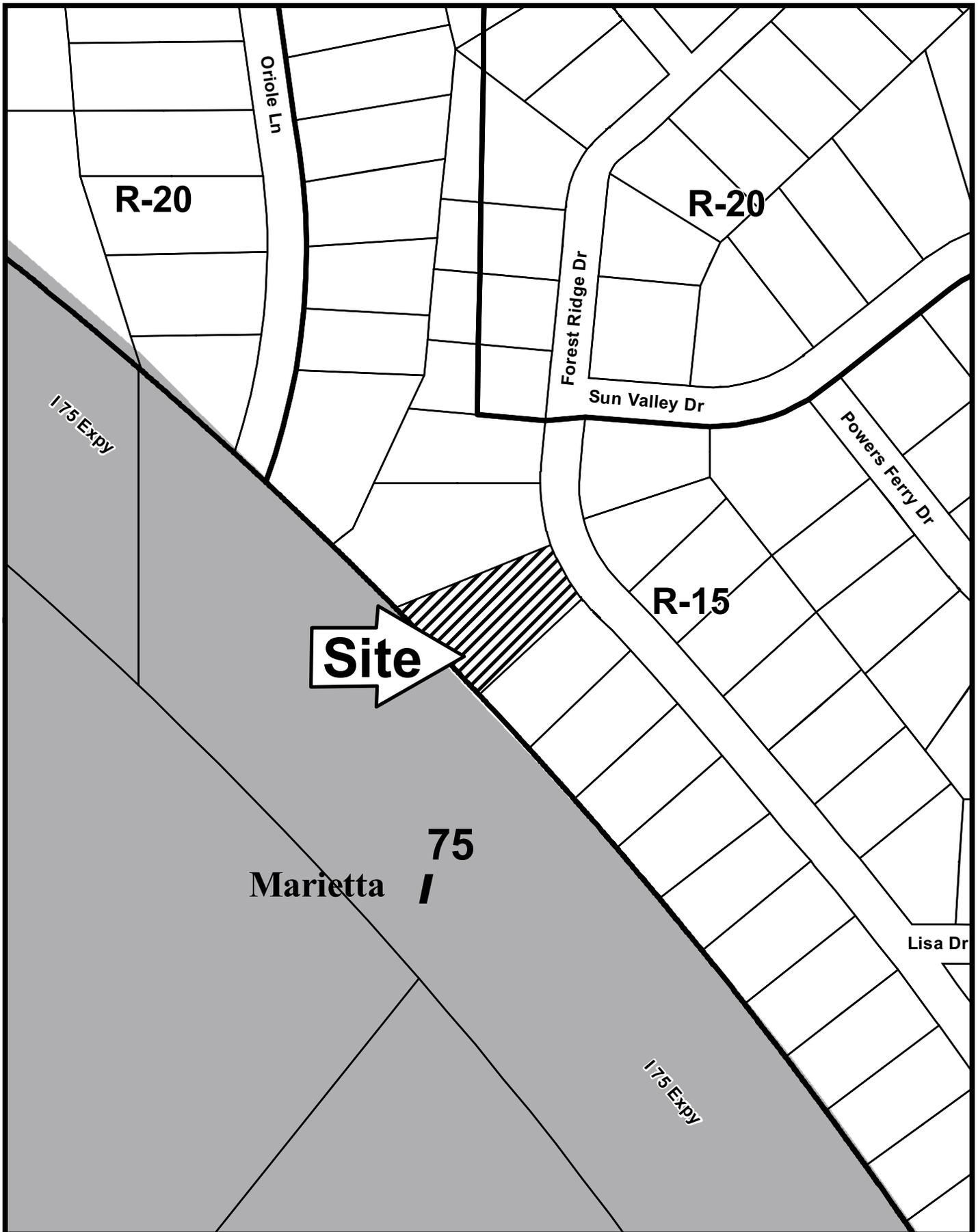
BOARD OF COMMISSIONERS DECISION

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

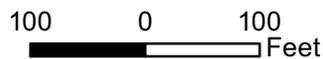
STIPULATIONS:



LUP-14



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Ademir De Souza Nascimento

PETITION NO.: LUP-14

PRESENT ZONING: R-15

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 are seven unrelated people living in this house, and there are 1,524 square-feet in the house (per Code Enforcement). This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

In City of Marietta service area.

TRAFFIC COMMENTS:

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

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-14 ADEMIR DE SOUZA NASCEMENTO

The applicant's proposal is located deep within a platted subdivision, mostly surrounded by single-family houses. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-15 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.