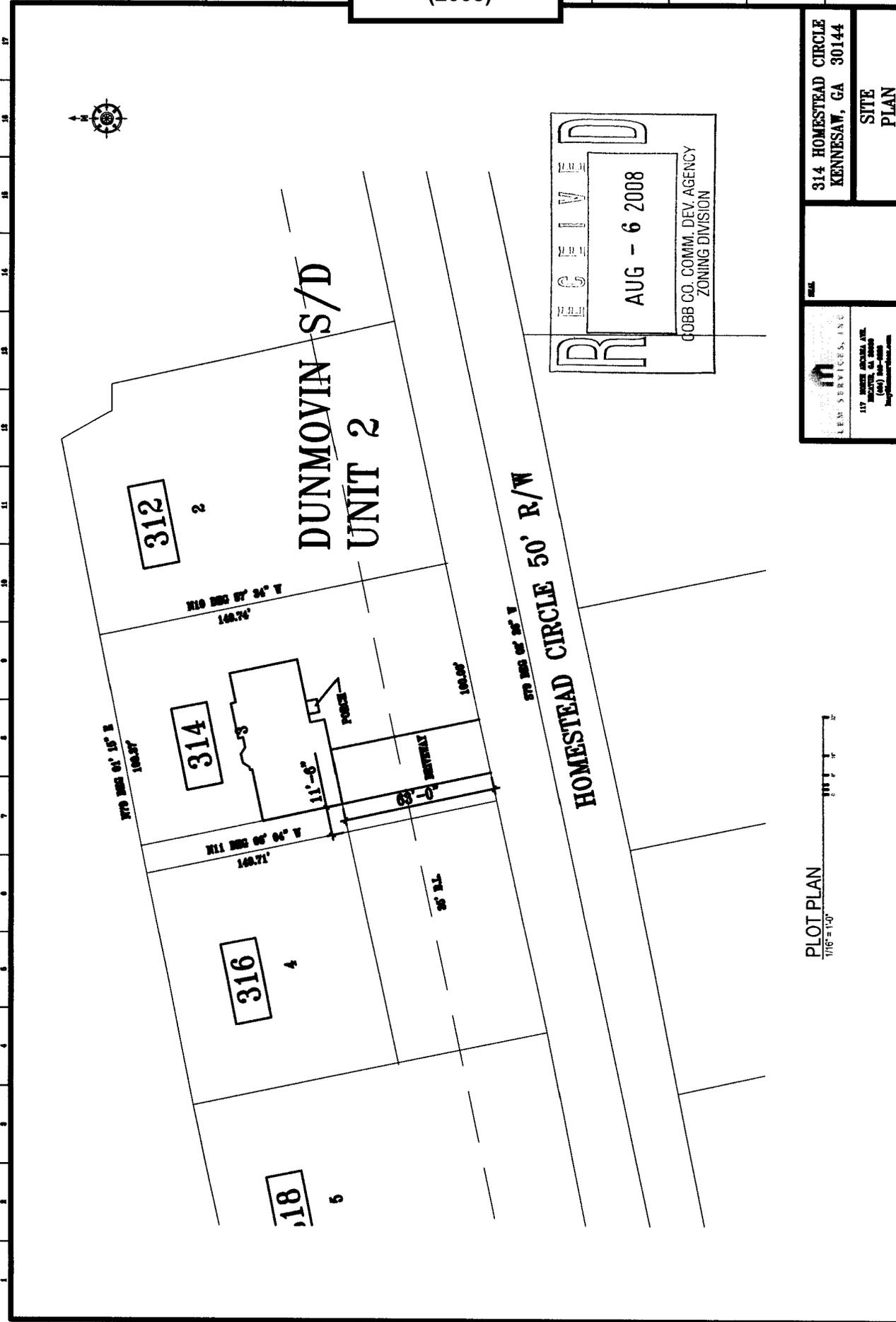


LUP-27
(2008)



RECEIVED
AUG - 6 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

 <p>LEM SERVICES, INC. 117 NORTH AVENUE, AVE. KENNESAW, GA 30144 (404) 424-4400 http://www.lem-services.com</p>	<p>314 HOMESTEAD CIRCLE KENNESAW, GA 30144</p>
	<p>SITE PLAN</p>

PLOT PLAN
1/16" = 1'-0"

APPLICANT: Zoila A. Smith
770-512-5177

REPRESENTATIVE: Zoila A. Smith
770-512-5177

TITLEHOLDER: Zoila A. Smith f/k/a Zoila Alcaraz

PROPERTY LOCATION: Located on the north side of Homestead Circle, west of Dunmovin Drive (314 Homestead Circle).

ACCESS TO PROPERTY: Homestead Circle

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Dunmovin subdivision
- SOUTH:** R-15/ Dunmovin subdivision
- EAST:** R-15/ Dunmovin subdivision
- WEST:** R-15/ Dunmovin subdivision

PETITION NO: LUP-27

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

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: 0.34 acre

DISTRICT: 16

LAND LOT(S): 214

PARCEL(S): 31

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

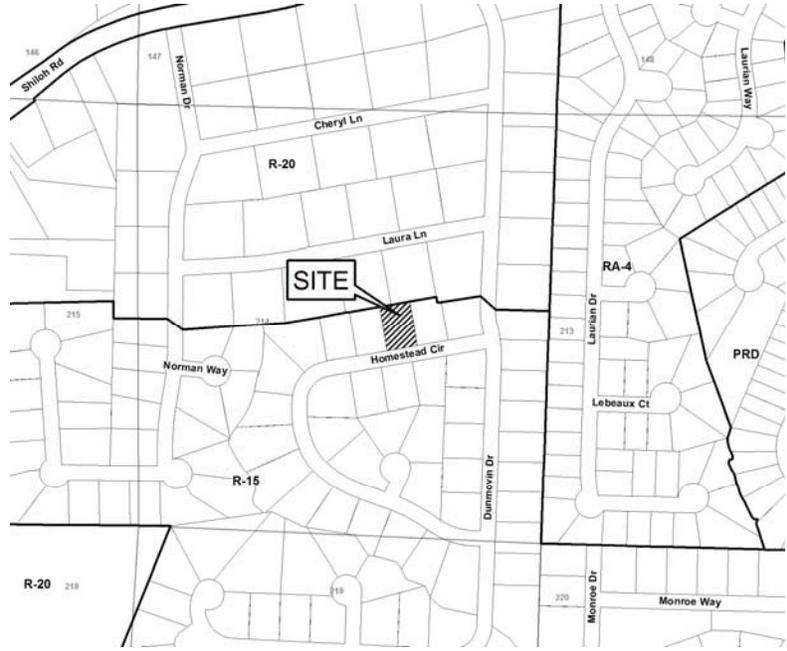
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

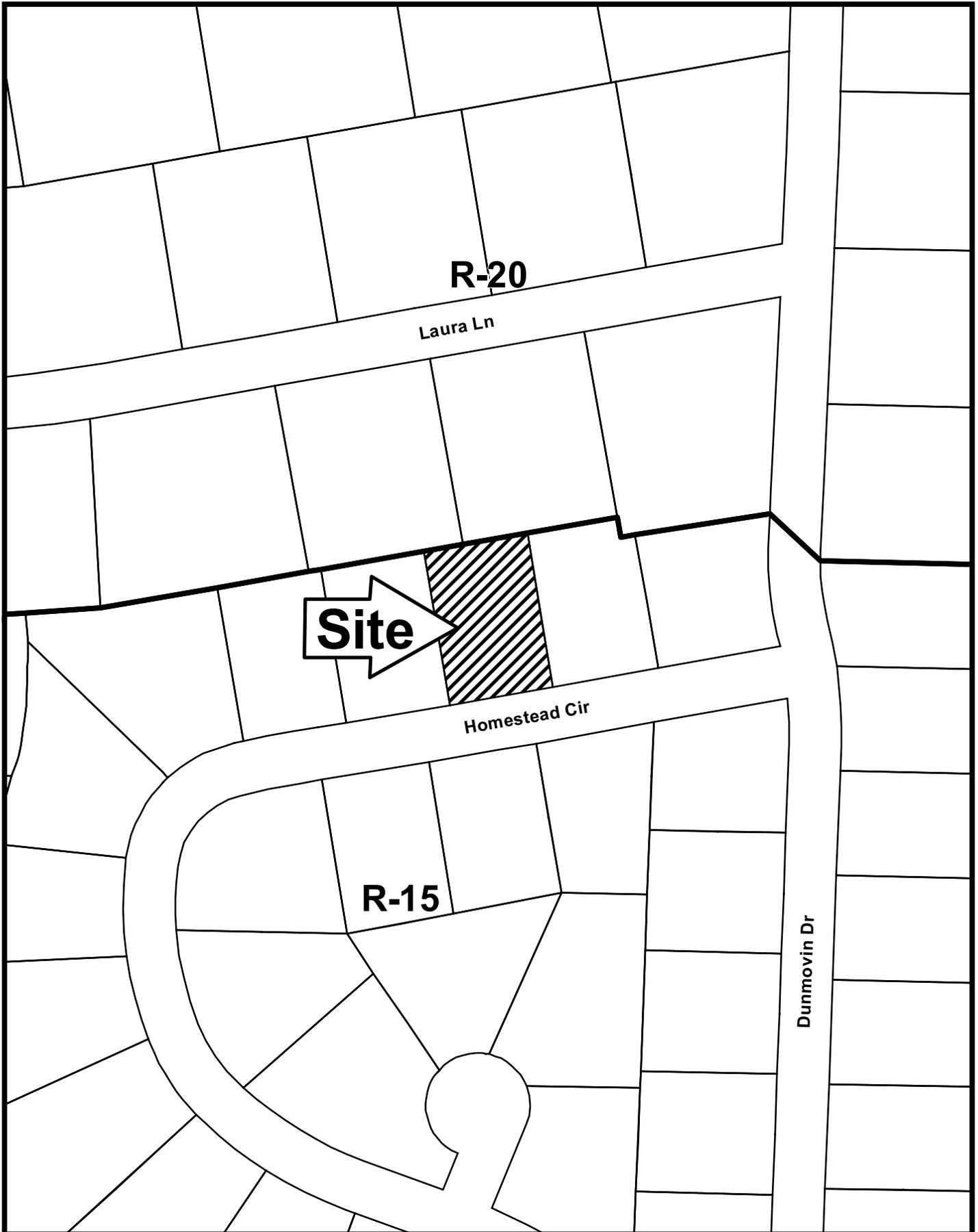
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

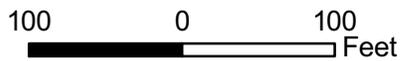
STIPULATIONS:



LUP-27



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Zoila A. Smith

PETITION NO.: LUP-27

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 will be three unrelated people living in this house. The house has 2,584 square-feet per Cobb County Tax Assessor records. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show connected to water and sewer.

DEPARTMENT OF TRANSPORTATION COMMENTS:

Recommend no on-street parking

FIRE DEPARTMENT 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-27 ZOILA A. SMITH

The applicant's proposal is located in a platted subdivision, totally 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.