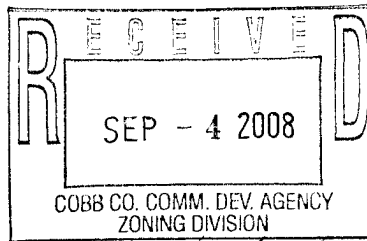


LUP-28  
(2008)

# LEGEND

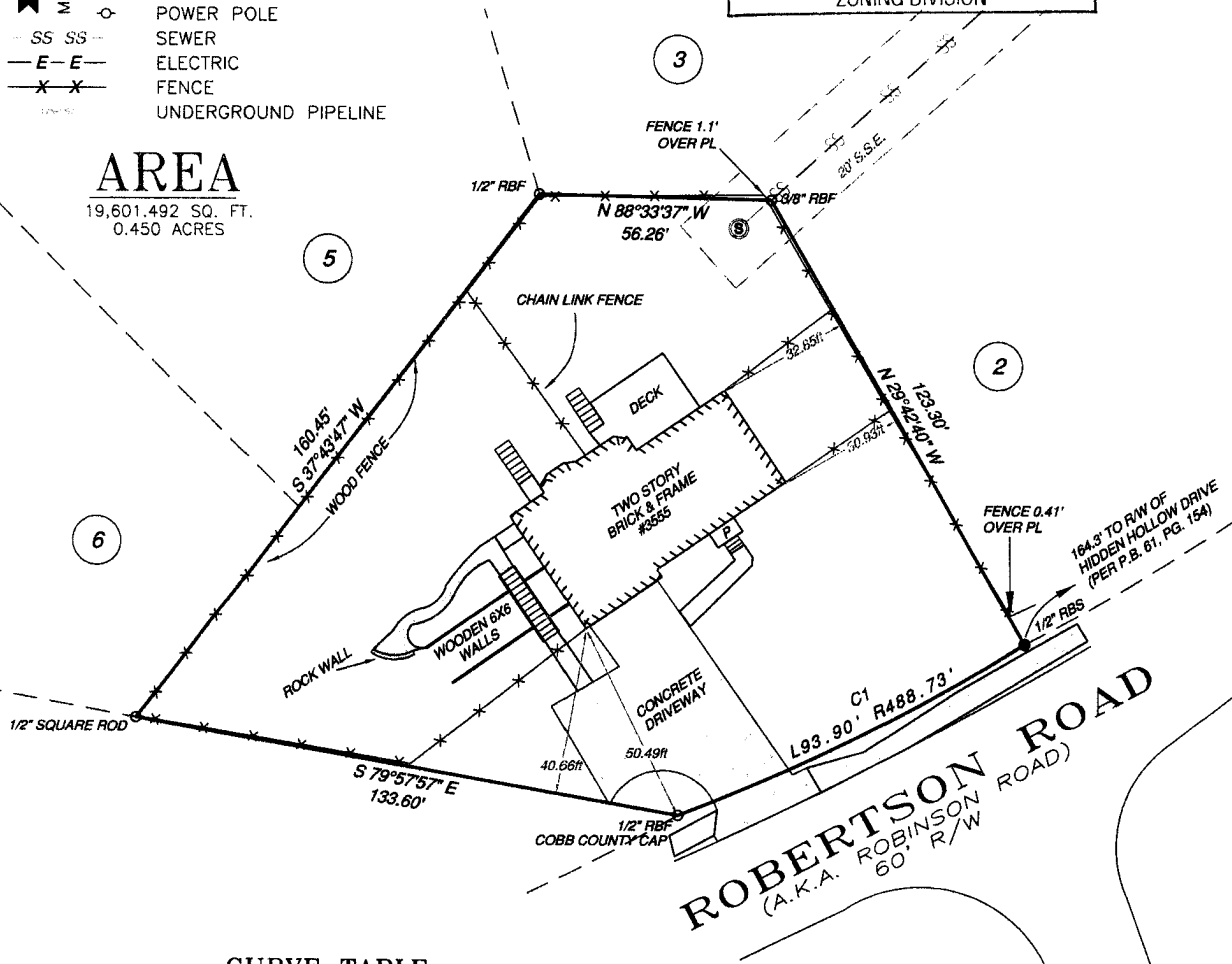
These standard symbols will be found in the drawing.

- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- ▲ CATCH BASIN
- DRAIN
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SS — SEWER
- E — ELECTRIC
- X — FENCE
- UNDERGROUND PIPELINE



## AREA

19,601.492 SQ. FT.  
0.450 ACRES



### CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|------------|--------|--------------|---------------|-------------|
| C1    | 488.73'    | 93.90' | 93.76'       | N 63°36'30" E | 11°00'30"   |

### REFERENCE

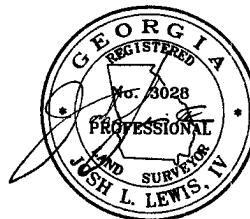
PLAT BOOK 61, PAGE 154  
DEED BOOK 12253, PAGE 403

### FLOOD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.  
MAP ID 13067C0055 F EFFECTIVE DATE : AUGUST 18, 1992

### CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 89,249 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



TYPE OF SURVEY :

GEORGIA MINIMUM

|                           |              |                                                             |         |      |       |                   |  |                              |                                                                                                                             |
|---------------------------|--------------|-------------------------------------------------------------|---------|------|-------|-------------------|--|------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| DWG NO. 185531<br>F30-170 | SHEET 1 OF 1 | PLAT PREPARED FOR : #3555 ROBINSON ROAD                     |         |      |       | DATE 8/13/08      |  | GA. LAND SURVEYING CO., INC. | LAND SURVEYING ~ LAND PLANNING<br>155 CLIFTWOOD DRIVE<br>ATLANTA, GEORGIA. 30328<br>PHONE (404) 255-4671 FAX (404) 255-6607 |
|                           |              | MICHAEL K. DREWITZ                                          |         |      |       | SCALE 1" = 30'    |  |                              |                                                                                                                             |
|                           |              | LIGIA M. MARTINEZ-DREWITZ                                   |         |      |       |                   |  |                              |                                                                                                                             |
|                           |              | LAND LOT 979 16TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA |         |      |       |                   |  |                              |                                                                                                                             |
|                           |              | LOT 1                                                       | BLOCK A | UNIT | PHASE | PARTY CHIEF: J.J. |  |                              |                                                                                                                             |
|                           |              | SUBDIVISION HIDDEN HOLLOW                                   |         |      |       | DRAFTED BY: J.J.  |  |                              | IF THIS NOTE IS NOT IN COLOR, THESE PLANS ARE INVALID                                                                       |

**APPLICANT:** Michael Drewitz  
770-977-6900

**REPRESENTATIVE:** James A. Balli  
770-422-7016

**TITLEHOLDER:** Michael K. and Ligia M. Drewitz

**PROPERTY LOCATION:** Located on the northern side of Robinson  
Road, west of Hidden Hollow Drive.  
(3555 Robinson Road)

**ACCESS TO PROPERTY:** Robinson Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/ Hidden Hollow subdivision

**SOUTH:** R-20/ Fox Hollow subdivision

**EAST:** R-20/ Hidden Hollow subdivision

**WEST:** R-20/ Single-family house

**PETITION NO:** LUP-28

**HEARING DATE (PC):** 11-04-08

**HEARING DATE (BOC):** 11-18-08

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Photography Studio

**SIZE OF TRACT:** 0.45 acre

**DISTRICT:** 16

**LAND LOT(S):** 979

**PARCEL(S):** 9

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**OPPOSITION:** NO. OPPOSED \_\_\_\_ **PETITION NO:** \_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_ **MOTION BY** \_\_\_\_

**REJECTED** \_\_\_\_ **SECONDED** \_\_\_\_

**HELD** \_\_\_\_ **CARRIED** \_\_\_\_

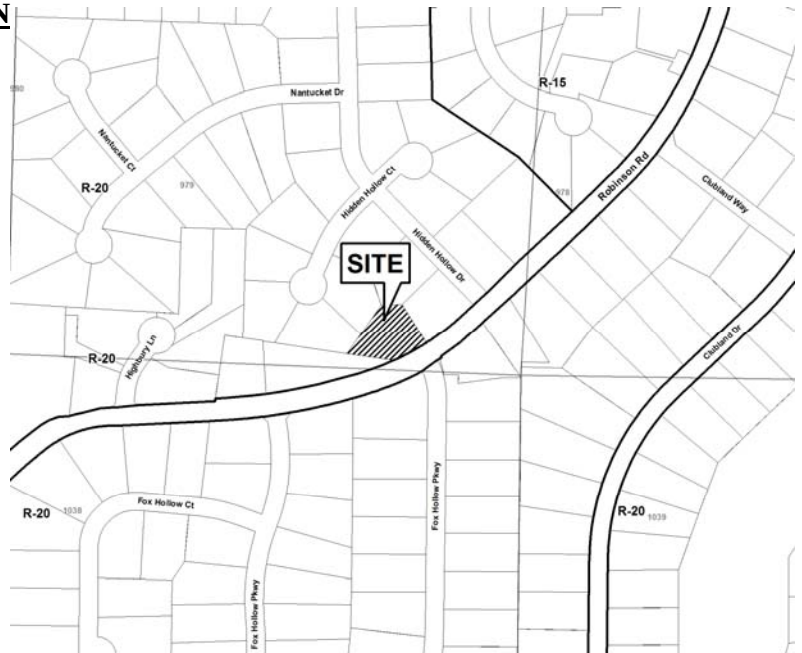
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_ **MOTION BY** \_\_\_\_

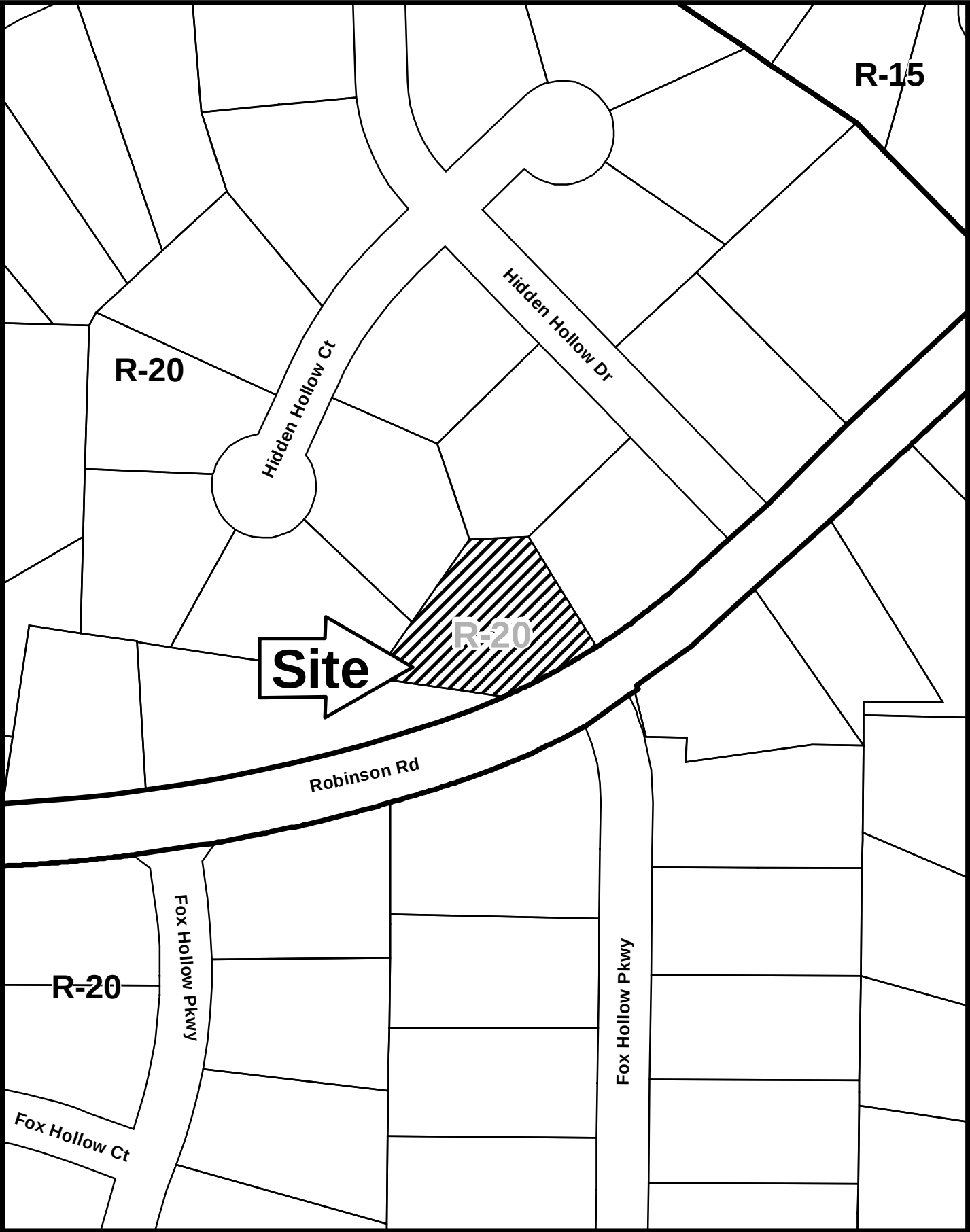
**REJECTED** \_\_\_\_ **SECONDED** \_\_\_\_

**HELD** \_\_\_\_ **CARRIED** \_\_\_\_

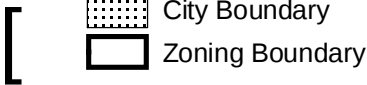
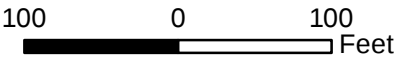
**STIPULATIONS:**



# LUP-28



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



APPLICANT: Michael Drewitz

PETITION NO.: LUP-28

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 operate a photography studio from this single-family house. The applicant is a photographer who takes individual portraits in the lower level of his home, which has a reception area and a photographic sitting area. The applicant's peak period is before the school year starts, in which there may be up to seven sittings per day, and 15 to 20 clients per week. The business operates Monday through Friday, from 9:00 p.m. to 6:00 p.m. The clients' park in the driveway and the applicant states there will be no signs, no outdoor storage, and no outwardly appearance a business is being operated. There will be two deliveries per week, and photographs will be stored within the house. The applicant does live in the house. This application is the result of a complaint.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show address connected to water and sewer.

\*\*\*\*\*

**DEPARTMENT OF TRANSPORTATION COMMENTS:**

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

\*\*\*\*\*

**FIRE DEPARTMENT COMMENTS:**

No comments.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments, subject to no proposed improvements.

## **STAFF RECOMMENDATIONS**

### **LUP-28      MICHAEL DREWITZ**

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 applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential area. Additionally, this application is the result of a complaint. 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.**