

LEGEND

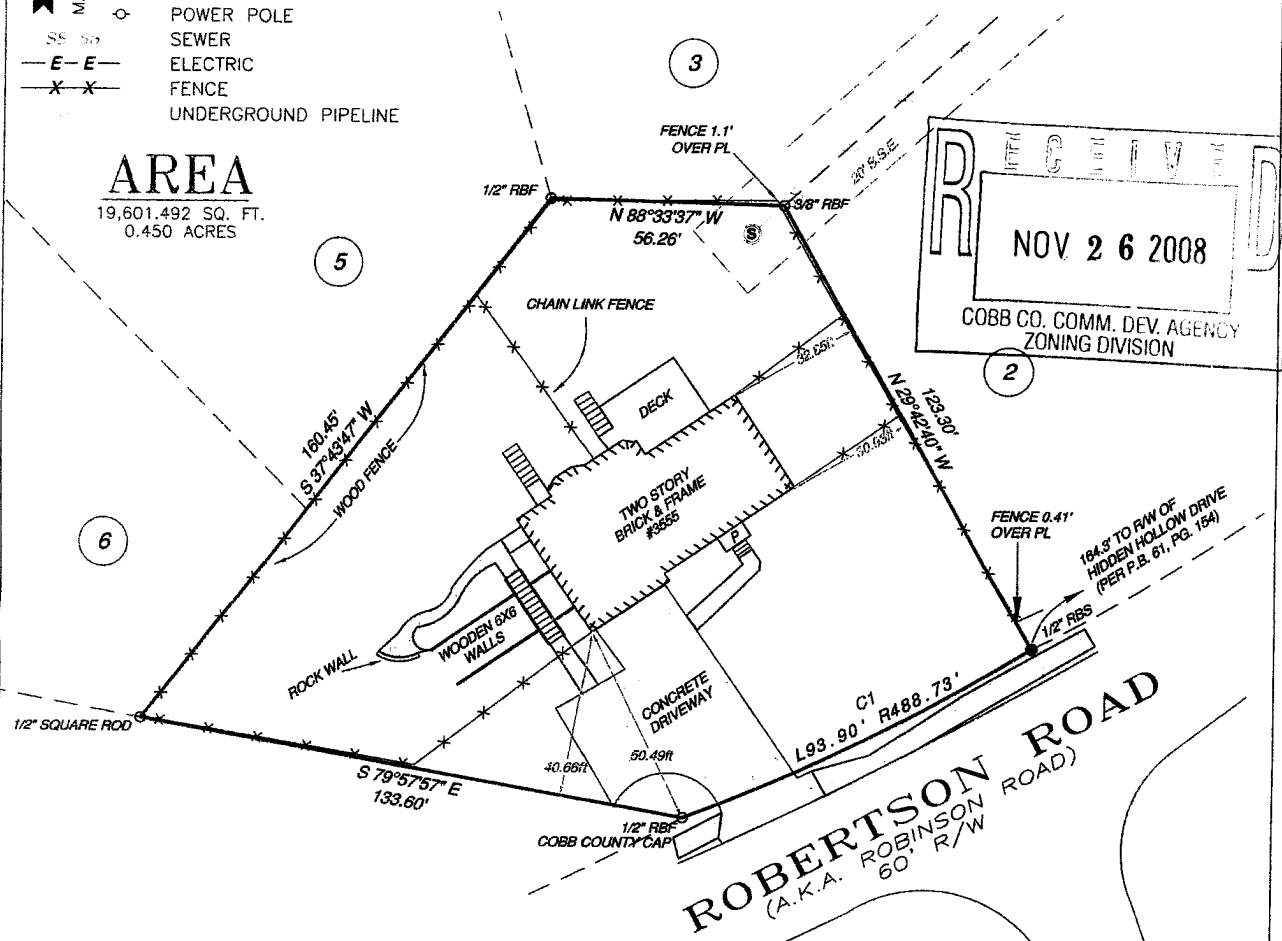
These standard symbols will be found in the drawing.

**LUP-3
(2009)**

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



JOB NO. 188531 OF 1 SHEET 1 DWG NO. E30-170	PLAT PREPARED FOR : #3555 ROBINSON ROAD MICHAEL K. DREWITZ LIGIA M. MARTINEZ-DREWITZ		DATE 8/13/08	GA. LAND SURVEYING CO., INC. LAND SURVEYING ~ LAND PLANNING 155 CLIFTWOOD DRIVE ATLANTA, GEORGIA. 30328 PHONE (404) 255-4671 FAX (404) 255-6607	REVISION: DATE:	
	LAND LOT 979	16TH DISTRICT	2ND SECTION			COBB COUNTY, GEORGIA
	LOT 1	BLOCK A	UNIT			PHASE
	SUBDIVISION HIDDEN HOLLOW		PARTY CHIEF: J.J. 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. Derwitz 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-3

HEARING DATE (PC): 02-03-09

HEARING DATE (BOC): 02-17-09

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** _____

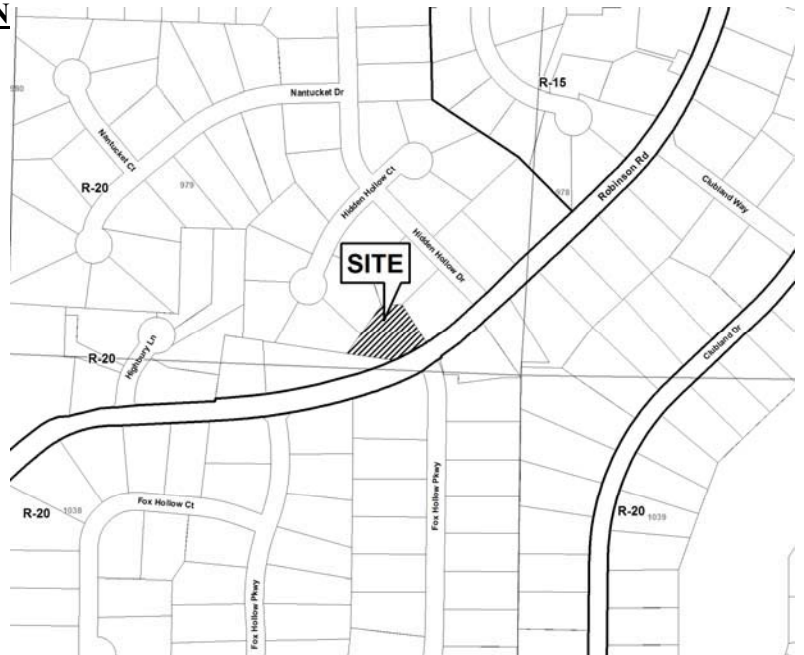
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

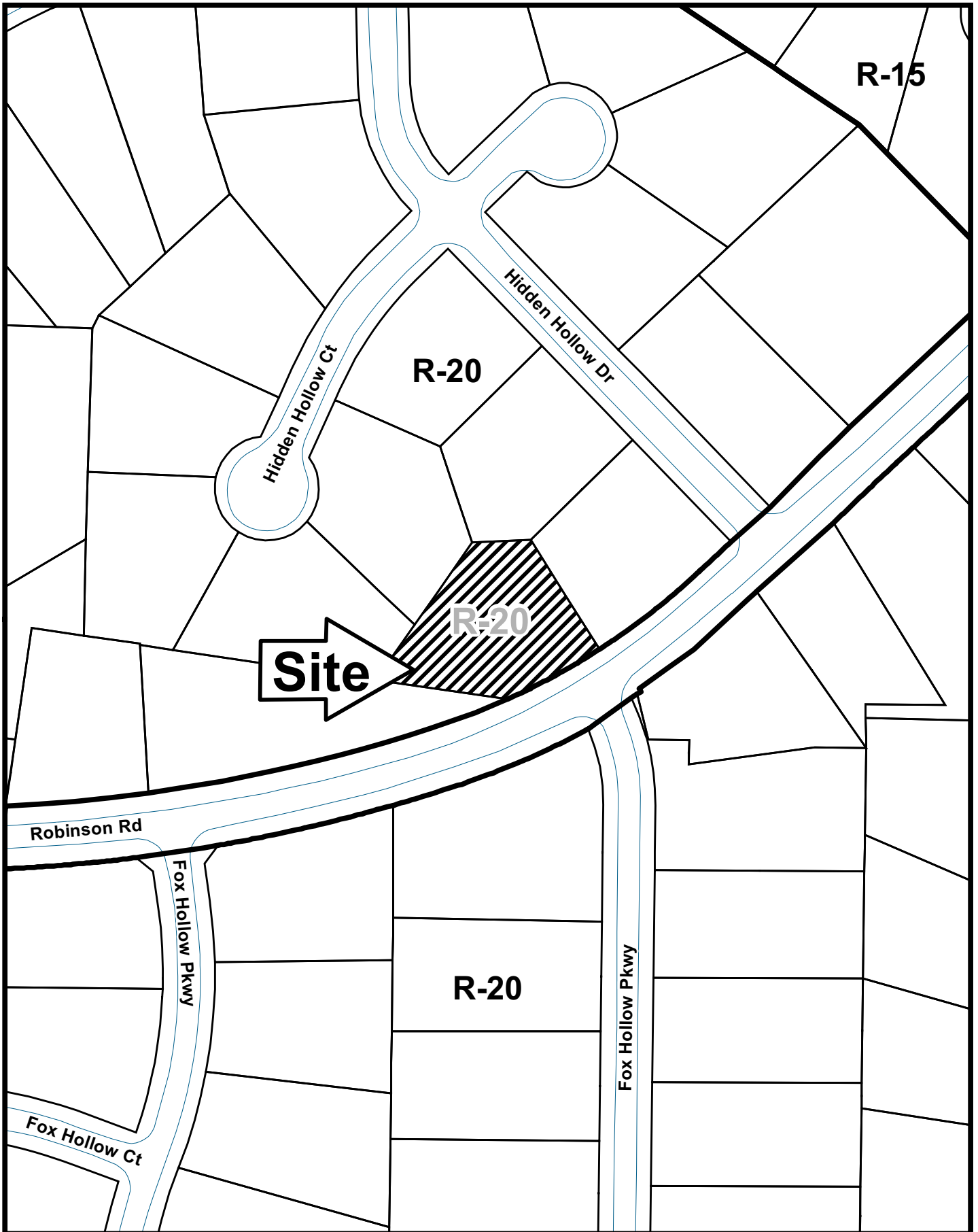
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

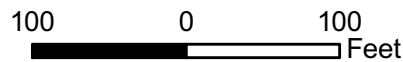
STIPULATIONS:





LUP-3



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Michael Drewitz

PETITION NO.: LUP-3

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. Recommend no on-street parking.

FIRE DEPARTMENT COMMENTS:

Submit application for certificate of occupancy through Cobb County Fire Marshal’s Office.

Contact Cobb County Water Department to obtain a Fire Flow Test.

STORMWATER MANAGEMENT COMMENTS:

No objection, subject to no additional impervious parking to be added.

STAFF RECOMMENDATIONS

LUP-3 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.