

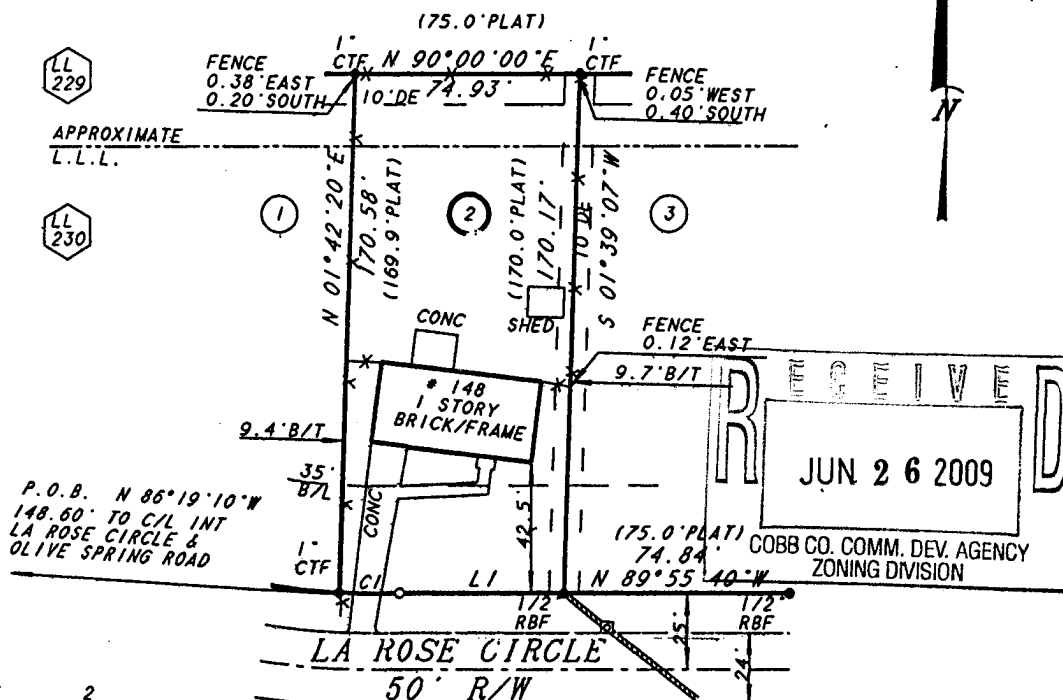
**LUP-22  
(2009)**

CURVE DELTA ANGLE RADIUS  
C 1 04°28'43" 261.50

CHORD CHORD BEARING  
20.44' S 88°41'31"W

LINE BEARING DISTANCE  
L 1 N 89°56'28"W 54.67'

PLAT NORTH



LOT 2  
BLOCK E  
UNIT 1  
LA BELLE HEIGHTS  
PB 14 PG 110  
DB 8108 PG 543  
AREA - 0.293 ACRES  
12763 50 FT

**LEGEND**

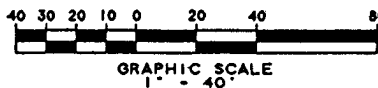
- H/W - HEADWALL
- FENCE LINE
- IRON PIN FOUND
- IRON PIN SET OR CALCULATED
- RBF - REBAR FOUND
- OTF - OPEN TOP FOUND
- CTF - CRIMP TOP FOUND
- CB - CATCH BASIN
- MH - MANHOLE
- TP - TAX PARCEL
- LLL - LAND LOT LINE
- BL - BUILDING LINE

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13067 C 0070 F PANEL 70 OF 95 COVERING COBB COUNTY, GEORGIA DATED AUGUST 18, 1992

EQUIPMENT USED:  
THEODOLITE READING DIRECTLY TO 03 SECONDS.  
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 10,000 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000 FEET.

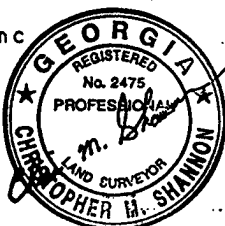
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MATTERS OF TITLE ARE EXCEPTED



Advance Survey, Inc.  
634 N. CLAYTON STREET  
LAWRENCEVILLE, GA. 30045  
OFFICE: (770) 995-0938  
FAX: (770) 995-8421



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.

*Christopher M. Shannon*

SURVEY FOR:

**NORMA SANTOS**

LAND LOT:	229 & 230	SCALE:	1" = 40'
DISTRICT:	171A	DATE:	MAY 22, 2002
SECTION:	2nd	DRAWN BY:	CW
COUNTY:	COBB	CHK BY:	CMS PG: JP
STATE:	GEORGIA	JOB NO:	CW - 020349

**APPLICANT:** Jose N. Santos  
678-309-5935

**REPRESENTATIVE:** Jose N. Santos  
678-309-5935

**TITLEHOLDER:** Norma Santos

**PROPERTY LOCATION:** Located on the north side of Larose Circle, east of Olive Springs Road.

**ACCESS TO PROPERTY:** Larose Circle

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Labelle Heights Baptist Church
- SOUTH:** R-20/ Labelle Heights subdivision
- EAST:** R-20/ Labelle Heights subdivision
- WEST:** R-20/ Labelle Heights subdivision

**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:**

**PETITION NO:** LUP-22

**HEARING DATE (PC):** 09-01-09

**HEARING DATE (BOC):** 09-15-09

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

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

**SIZE OF TRACT:** 0.293 acre

**DISTRICT:** 17

**LAND LOT(S):** 229, 230

**PARCEL(S):** 39

**TAXES: PAID** X **DUE**       

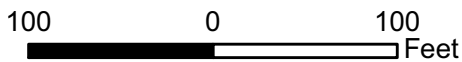
**COMMISSION DISTRICT:** 4



# LUP-22



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



- City Boundary
- Zoning Boundary

APPLICANT: Jose N. Santos

PETITION NO.: LUP-22

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**ZONING DIVISION 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. The house is inhabited by a husband and wife, and three cousins. Per the County Code, the cousins are not counted as family since they are related beyond the fourth degree. So the house has one too many adults residing in it. This application is the result of a complaint, and the Code Enforcement report indicates the residence is approximately 1,458 square feet.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show connected to water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on-street parking.

\*\*\*\*\*

**FIRE COMMENTS:**

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

**LUP-22      JOSE N. SANTOS**

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 intensify over time, and could encourage additional requests in this residential subdivision. The applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Lastly, this application is the result of a complaint, and if denied, only one cousin would be required to move out. 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.**