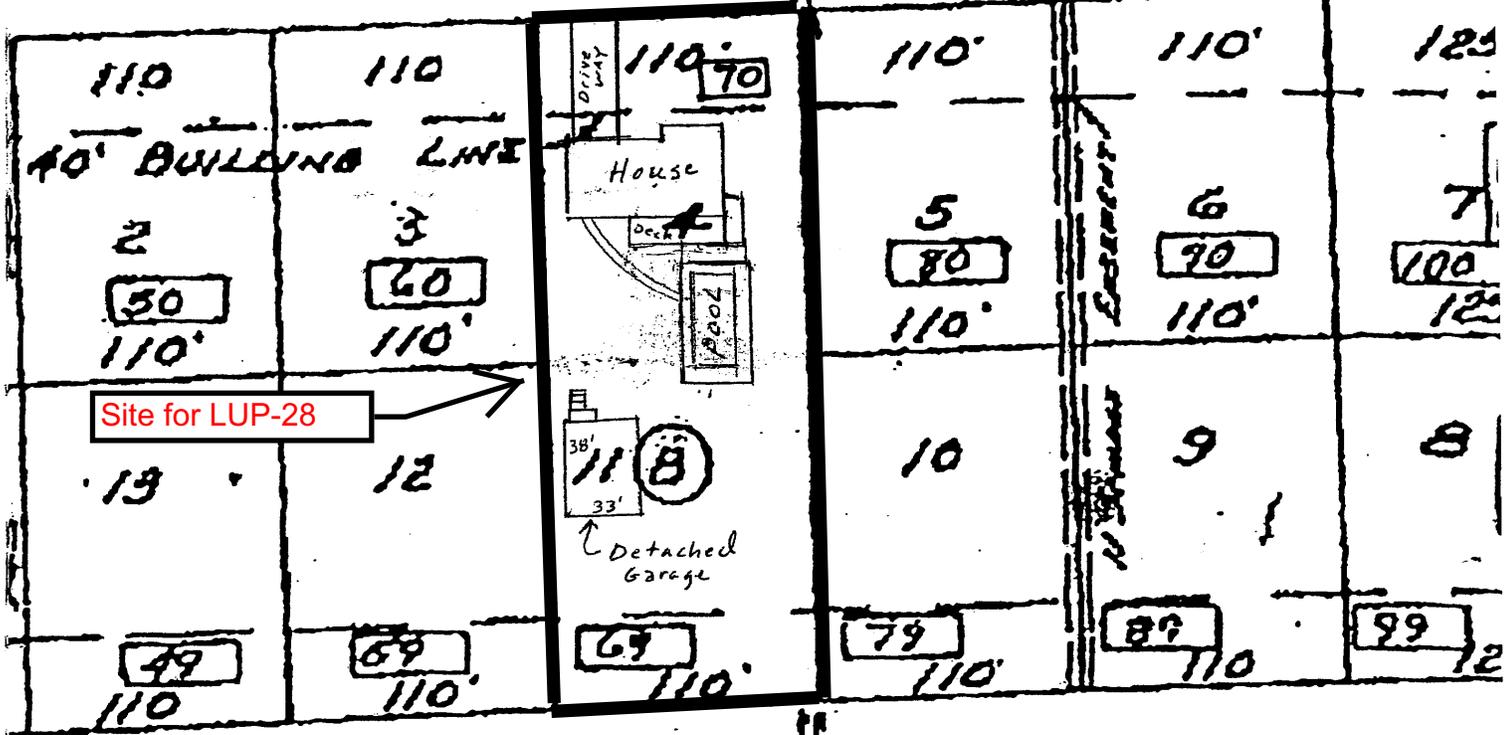
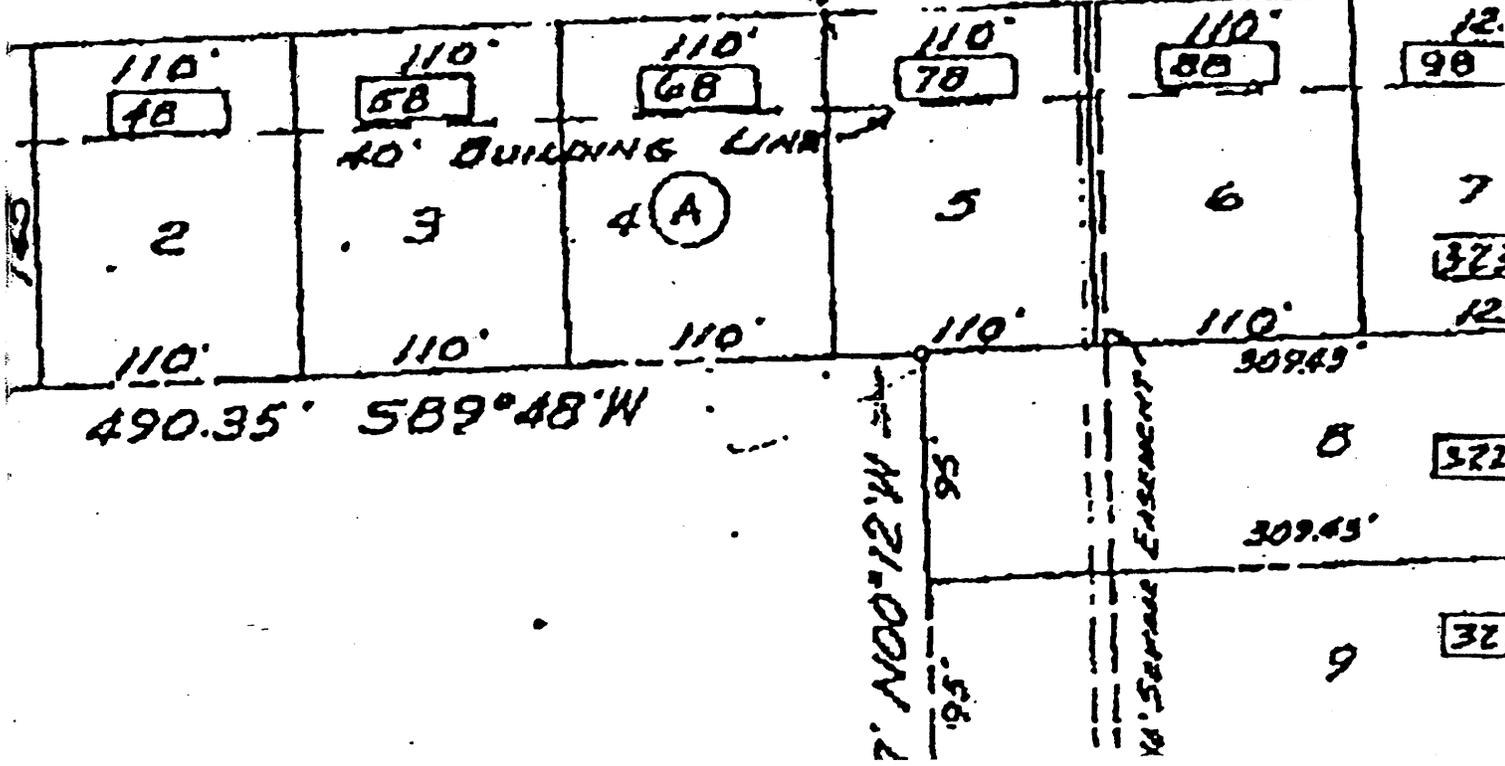


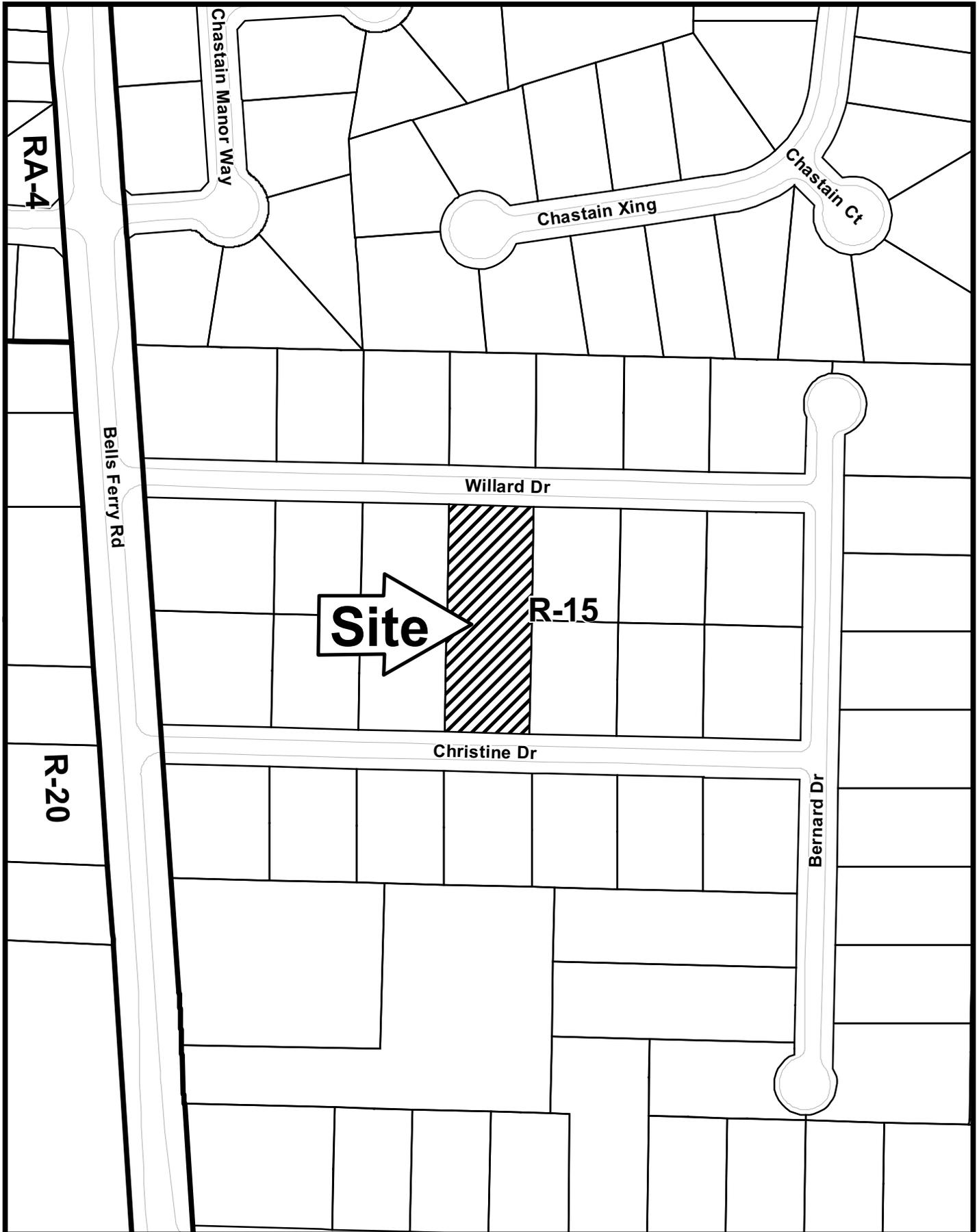
WILLARD DRIVE N.E.



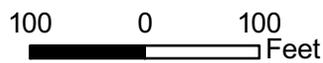
CHRISTINE DRIVE N.E.



LUP-28



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Deborah L. Cabe, James D. and Mary M. Cosby

PETITION NO.: LUP-28

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow a garage apartment to be used as a dwelling unit. Mr. and Mrs. Cosby live in the garage apartment with their son, while Mr. Cosby's mother and sister live in the main house. According to the applicant, the garage apartment is approximately 1,664 square-feet, and was built around 1993 by the previous owner. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show house address connected to water and sewer. Unknown if any facilities in garage are connected to water or sewer.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-28 DEBORAH L. CABE, JAMES DANIEL COSBY AND MARY MICHAELE COSBY

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-15 zoning district is primarily intended for single-family residential uses. The proposal could encourage additional requests in this residential area. Staff is reluctant to recommend approval of this LUP, because it is difficult to remove a dwelling unit once established. Staff would suggest the applicant pursue subdividing the property into two lots, since there is enough lot area for two R-15 lots; the applicant may need some setback variances for existing encroachments for the detached garage. 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.