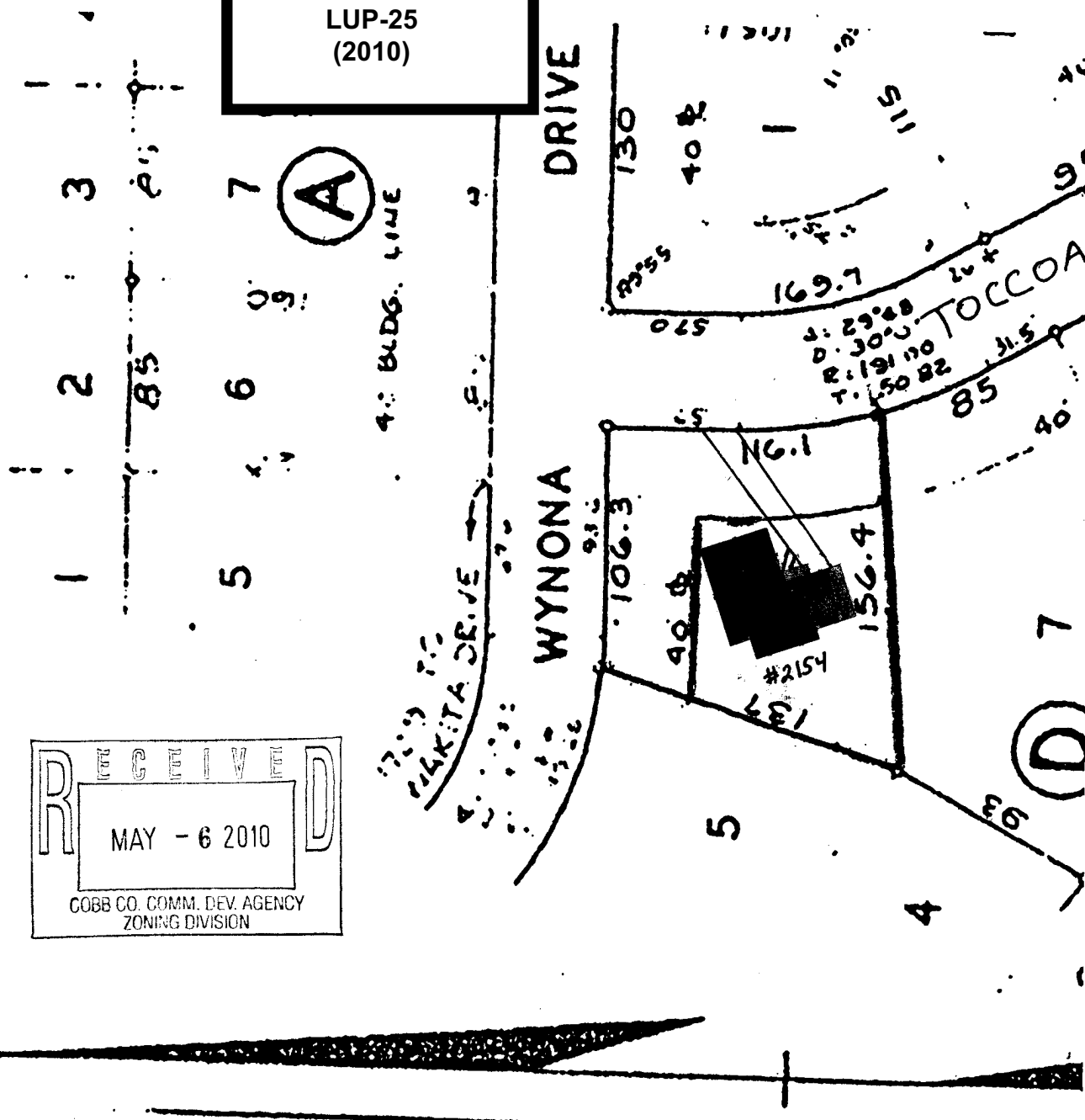


RECEIVED
MAY - 6 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LUP-25
(2010)



LACEOLA WOODS
UNIT FOUR
LAND LOT 276 17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
R. DAN LORD SURVEYOR REG. NO. 1009
MAY, 15, 1961 SCALE 1"=100'

SURVEYOR'S ACKNOWLEDGMENT:
I, the undersigned, hereby certify that the above plat was prepared from a correct and true copy of the original survey of the property hereon shown and is a true and correct copy of the original survey of the property hereon shown and is a true and correct copy of the original survey of the property hereon shown.

OWNERS ACKNOWLEDGMENT:
The owners of the above described land, to-wit: _____, do hereby acknowledge that the above plat was prepared from a correct and true copy of the original survey of the property hereon shown and is a true and correct copy of the original survey of the property hereon shown.

APPROVAL OF THE PLANNING BOARD OF COBB COUNTY:
This plat has been submitted to and considered by the Planning Board of Cobb County, Georgia, and is approved in accordance with the provisions of the Code of Cobb County, Georgia, and is approved in accordance with the provisions of the Code of Cobb County, Georgia.

APPROVAL OF THE COMMISSIONER OF REVENUES OF COBB COUNTY, GEORGIA:
This plat has been submitted to and considered by the Commissioner of Revenues of Cobb County, Georgia, and is approved in accordance with the provisions of the Code of Cobb County, Georgia, and is approved in accordance with the provisions of the Code of Cobb County, Georgia.

APPLICANT: Pedro Arreola
678-598-1467

REPRESENTATIVE: Pedro Arreola
404-451-5502

TITLEHOLDER: Pedro R. Arreola

PROPERTY LOCATION: Located at the southeast intersection of
Wynona Drive and Toccoa Drive.
(2154 Toccoa Drive)

ACCESS TO PROPERTY: Toccoa Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15- Laceola Woods subdivision
- SOUTH:** R-15- Laceola Woods subdivision
- EAST:** R-15- Laceola Woods subdivision
- WEST:** R-15- Laceola Woods subdivision

PETITION NO: LUP-25

HEARING DATE (PC): 7-08-10

HEARING DATE (BOC): 7-20-10

PRESENT ZONING: R-15

PROPOSED ZONING: LUP

PROPOSED USE: Allow More Three Adults
And Three Vehicles At This Property

SIZE OF TRACT: 0.33 acre

DISTRICT: 17

LAND LOT(S): 276

PARCEL(S): 32

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

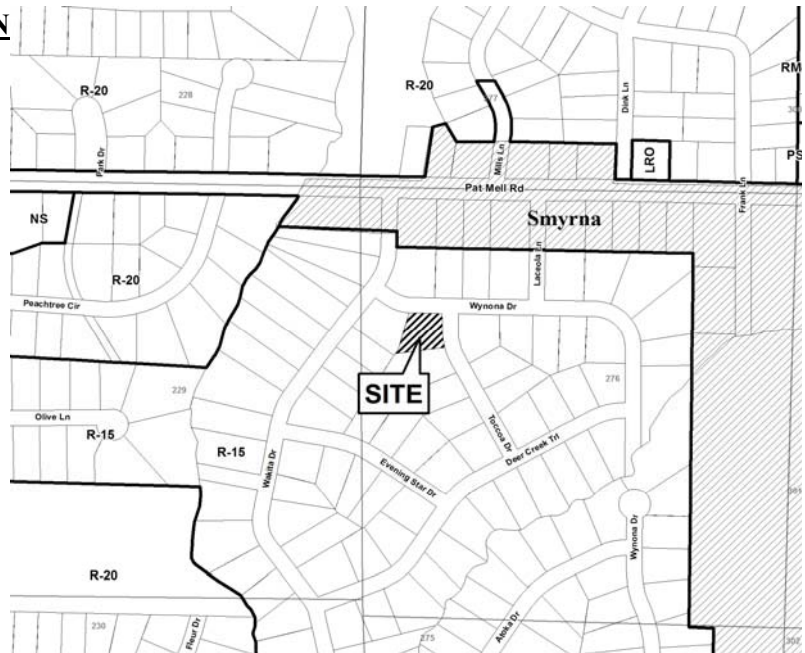
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

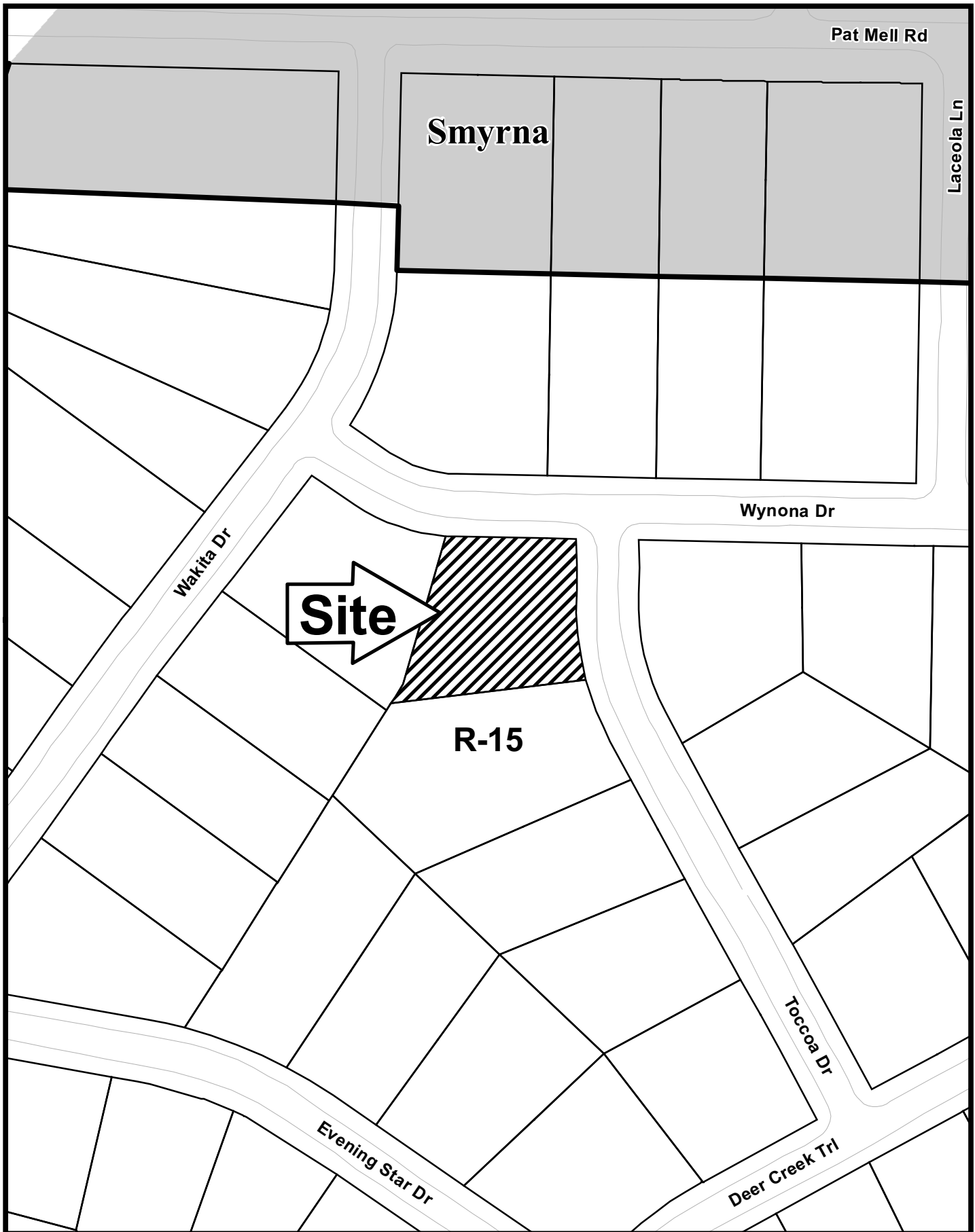
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

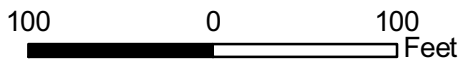
STIPULATIONS:





LUP-25



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Pedro Arreola

PETITION NO.: LUP-25

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow more than three adults and more than three vehicles at this property. Per the County Code, a dwelling unit shall have at least 390 square feet per each adult occupant and vehicle. The Cobb County Tax Assessor’s website shows the house has 1,275 square feet, which would allow up to three related adults and three vehicles. On the applicant’s property, there are four related adults (husband, wife, and two adult sons) and eight vehicles. The applicant’s house is 285 square feet short to have another person at the house. This application is the result of an anonymous complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on right-of-way.

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-25 PEDRO ARREOLA

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 low intensity single-family residential uses. This application is the result of a complaint, and if denied, very little would have to be done to bring this property into compliance with the County Code. However, all four people in the house are related, and they have their own rooms. Staff believes having four related adults in this house would not have a negative effect on the adjacent residential area. The complaint that first brought this property to the County's attention had to do with the number of vehicles. Based on this, Staff believes the number of vehicles should be proportionate with the same number of adults in the house. Based on the above analysis, Staff recommends APPROVAL subject to:

- Maximum of four related adults;
- Maximum of four vehicles;
- Fire Department comments; and
- DOT comments and recommendations.

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.