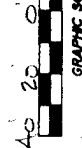
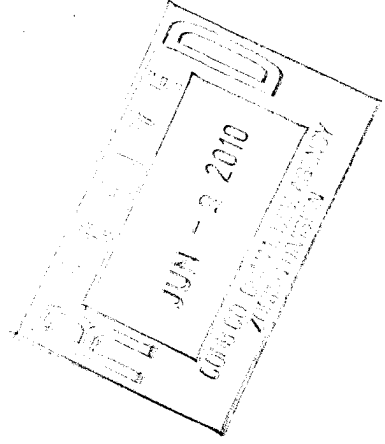


LUP-26
(2010)

AREA = 0.618 ACRES



MAGNETIC



PANEL NO. 130672001DE
LOCATION COPB
ZONE 1X

I HAVE THIS DATE, EXAMINED THE TIA OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE (15) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250,000 FEET.

EQUIPMENT USED: TOPCON GTS-2101 & TRANSIT W/100' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE HIGHEST STANDARDS AND REQUIREMENTS OF LAW.

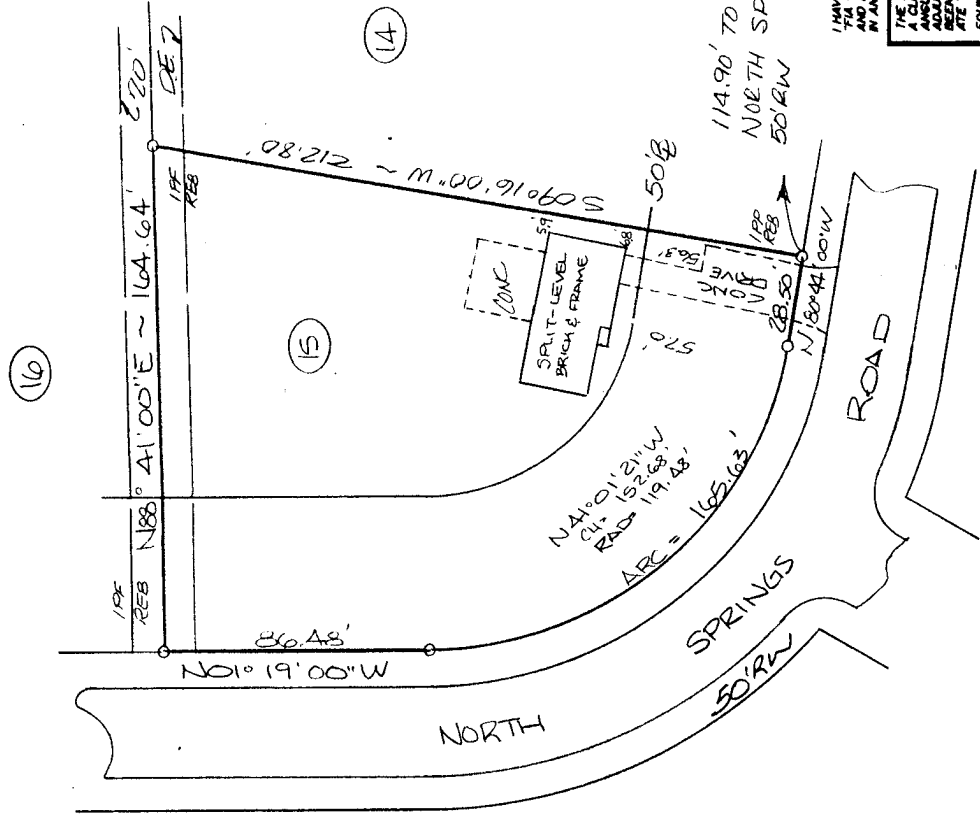
J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 770.435.7655

SURVEY FOR:

GUADALUPE LOPEZ &
ALTAGRACIA LOPEZ

REVISIONS
LOT 15 BLK. B UNIT
COPB NORTH
LAND LOT 77
DISTRICT 16 TH. SECTION 2ND
COPYB COUNTY, GEORGIA
PLAT BOOK 70 PAGE 90
DATE: 10-23-96 SCALE: 1" = 40'

S.J.



(16)

(15)

(14)

APPLICANT: Jose Scott Lopez
404-202-5669

REPRESENTATIVE: Maria Carmen Lopez
404-563-1106

TITLEHOLDER: Jose S. Lopez, Guadalupe Lopez, Altagracia Lopez

PROPERTY LOCATION: Located on the northeasterly side of North Springs Road, west of North Springs Court (4680 North Springs Road).

ACCESS TO PROPERTY: North Springs Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-26

HEARING DATE (PC): 08-03-10

HEARING DATE (BOC): 08-17-10

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Than Three Adults At This Property

SIZE OF TRACT: 0.618 acre

DISTRICT: 16

LAND LOT(S): 77

PARCEL(S): 54

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/ Cobb North subdivision
- SOUTH:** R-30/ Cobb North subdivision
- EAST:** R-20, R-30/ Cobb North subdivision
- WEST:** R-30/ Cobb North subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

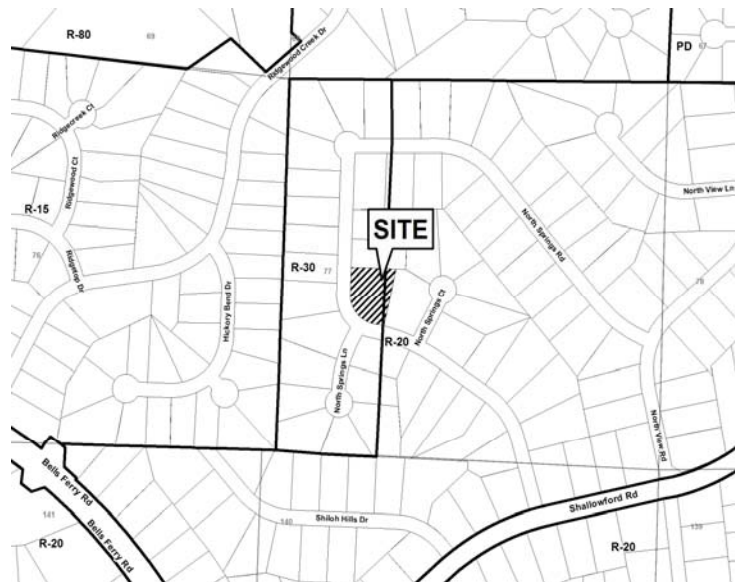
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

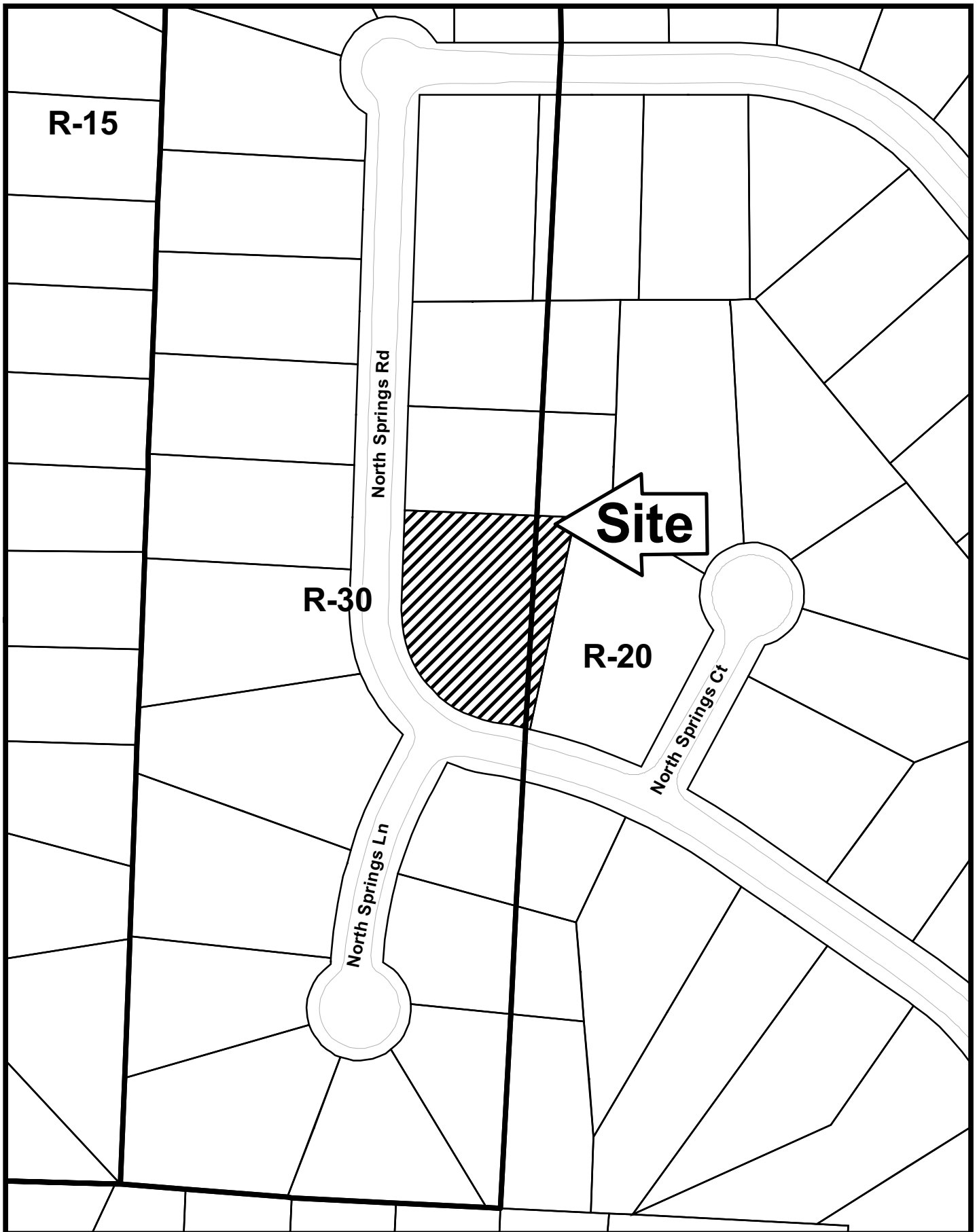
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

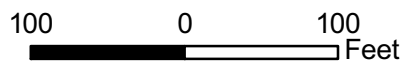
STIPULATIONS:



LUP-26



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 Scott Lopez

PETITION NO.: LUP-26

PRESENT ZONING: R-20, R-30

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 at this property. Per the County Code, a dwelling unit shall have at least 390 square feet per each adult occupant. The Cobb County Tax Assessor’s website shows the house has 1,553 square feet, which would allow up to three related adults. The house has four bedrooms and two bathrooms. On the applicant’s property, there are five related adults (mother, father, daughter, son & wife). The applicant is 397 square feet short to have two extra related adults at the house. This application is the result of a complaint that originally dealt with the number of vehicles on the property, which has been corrected.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address as 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-26 JOSE S. LOPEZ

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 and R-30 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 five adults in the house are related, and they have their own rooms. Staff believes having five 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, which has been corrected. Based on the above analysis, Staff recommends APPROVAL subject to:

- Maximum of five related adults;
- All vehicles be legally parked;
- 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.