

# LEGEND

These standard symbols will be found in the drawing.

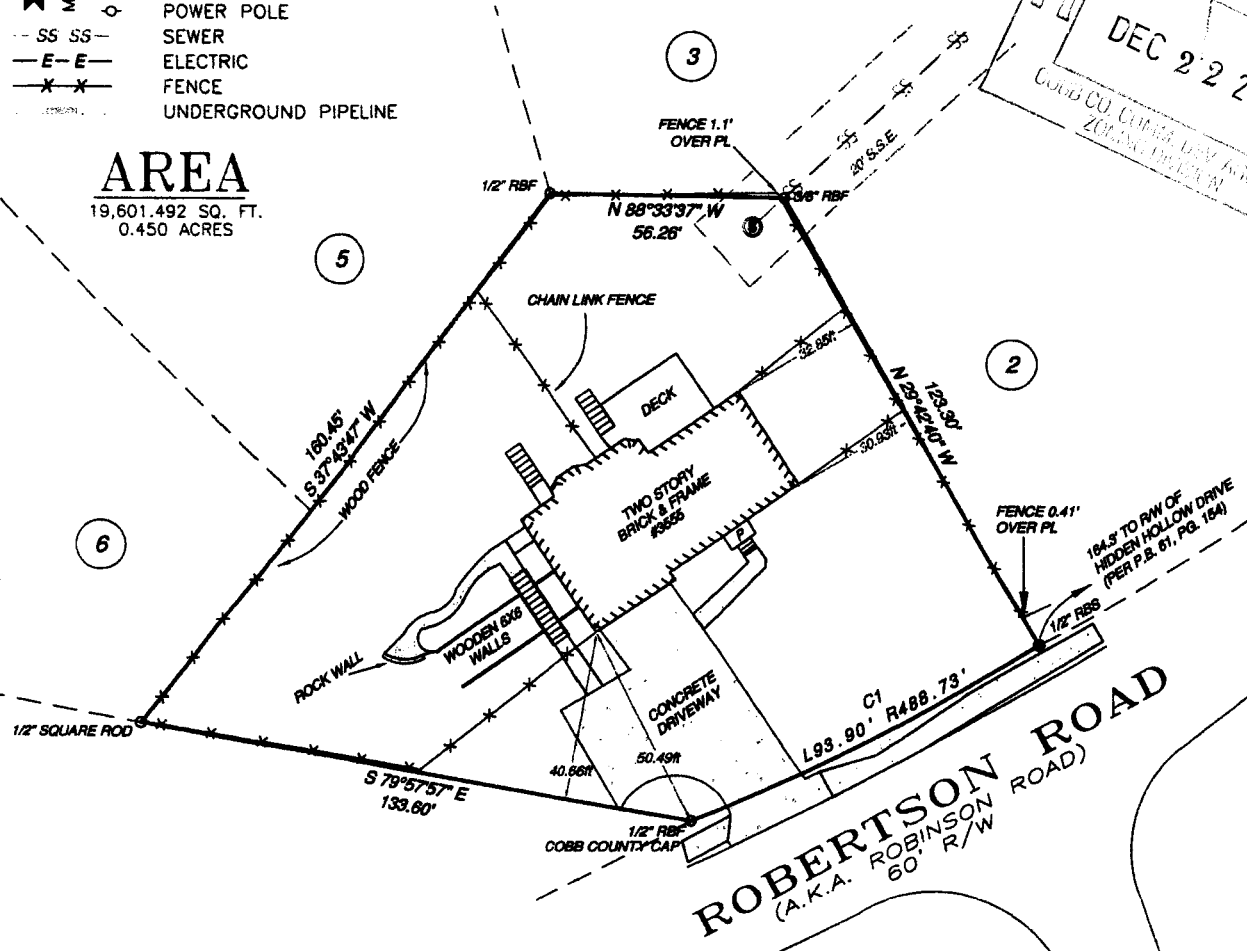
- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- ◐ CATCH BASIN
- DRAIN
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SS SS — SEWER
- E — E — ELECTRIC
- X — X — FENCE
- UNDERGROUND PIPELINE

LUP-5  
(2011)

DEC 22 2010  
 COBB CO. CLERK OF SUPERIOR COURT  
 ZONING DIVISION

## 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

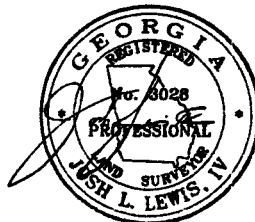
PLAT BOOK 61, PAGE 154  
DEED BOOK 12253, PAGE 403

### 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 : <b>GEORGIA MINIMUM</b>		DATE 8/13/08		GA. LAND SURVEYING CO., INC.	
PLAT PREPARED FOR : #3555 ROBINSON ROAD MICHAEL K. DREWITZ LIGIA M. MARTINEZ-DREWITZ		SCALE 1" = 30'		LAND SURVEYING ~ LAND PLANNING 155 CLIFTWOOD DRIVE ATLANTA, GEORGIA 30328 PHONE (404) 255-4671 FAX (404) 255-6607	
LAND LOT 979	16TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA		
LOT 1	BLOCK A	UNIT	PHASE		
SUBDIVISION HIDDEN HOLLOW		PARTY CHIEF: J.J.		DATE:	
		DRAFTED BY: J.J.		IF THIS NOTE IS NOT IN COLOR, THESE PLANS ARE INVALID	

**APPLICANT:** Michael Drewitz  
770-977-6900

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP  
James A. Balli 770-422-7016

**TITLEHOLDER:** Michael K. Drewitz and Ligia M. Martinez  
Drewitz

**PROPERTY LOCATION:** On the north side of Robinson Road,  
west of Hidden Hollow Drive  
(3555 Robinson Road).

**ACCESS TO PROPERTY:** Robinson Road

**PHYSICAL CHARACTERISTICS OF SITE:** Existing house.

**PETITION NO:** LUP-5

**HEARING DATE (PC):** 03-01-11

**HEARING DATE (BOC):** 03-15-11

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit  
(renewal)

**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

**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

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

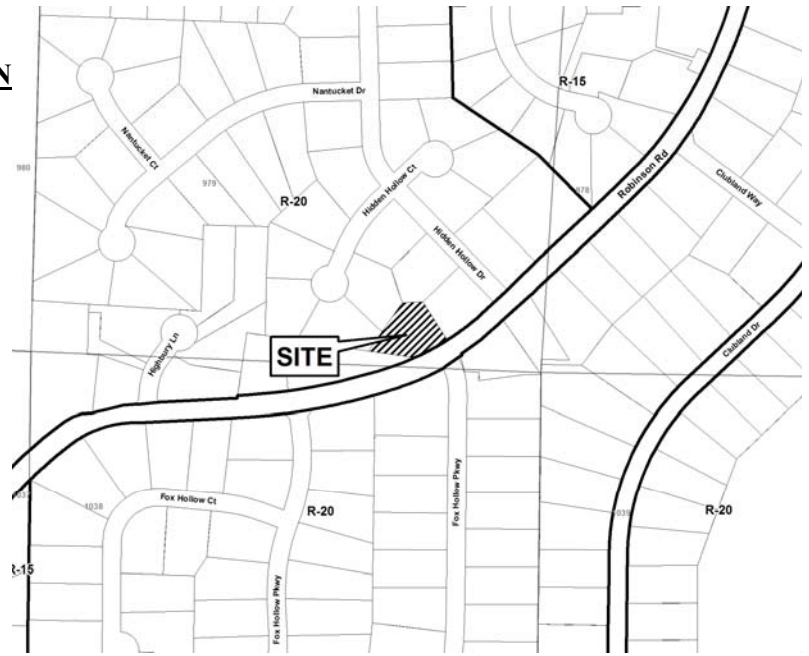
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

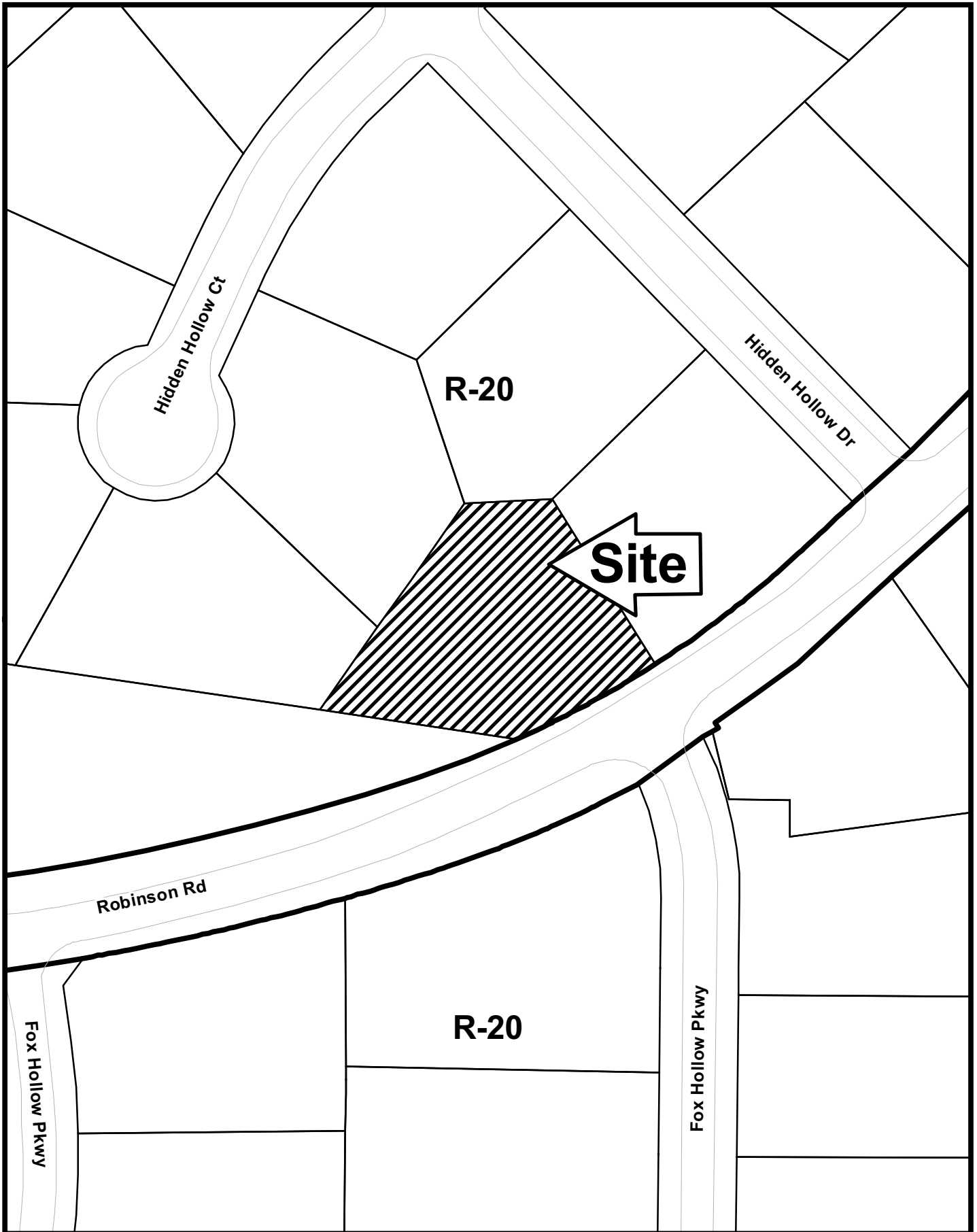
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

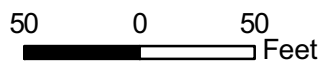
**STIPULATIONS:**





# LUP-5



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-5

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a renewal for two years of a Temporary Land Use Permit previously granted in 2009 to operate a photography studio from his 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 provides limited photography services that focus mainly on senior pictures for graduating high school students. The sessions are by appointment only and the appointments are scheduled so that there are not multiple individuals waiting to be photographed. The applicant averages approximately five students per week, with that number changing based on demand, with many weeks having no clients. No processing or developing of the photos is done on site. Additionally, never anticipating more than two customers' cars at the location, all parking will be accommodated on the existing expanded driveway and never in the public right-of-way. Furthermore, there are no signs, no employees, no commercial deliveries, and not outside storage.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show address connected to both water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on-street parking.

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**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT: Michael Drewitz**

**PETITION NO.: LUP-5**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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**DRAINAGE COMMENTS**

No comments.

## **STAFF RECOMMENDATIONS**

### **LUP-5 Michael Drewitz**

The applicant has operated his photography studio at this property for the past two years after receiving a Temporary Land Use Permit with no resulting complaints from neighbors. For the currently requested renewal, the applicant's representative has submitted a Letter of Agreeable Stipulations reiterating the existing conditions of the home business such as no outwardly appearance of a business, no employees, no commercial deliveries, no outside storage, etc. The applicant, who does live at the house as required by the LUP process, has successfully operated for the past two years without creating a nuisance and intends to continue for the requested next two years his by appointment only photography business. Therefore, staff recommends **APPROVAL** for 24 months subject to the following:

- Letter of Agreeable Stipulations dated January 21, 2011;
- Cobb D.O.T 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.**

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE

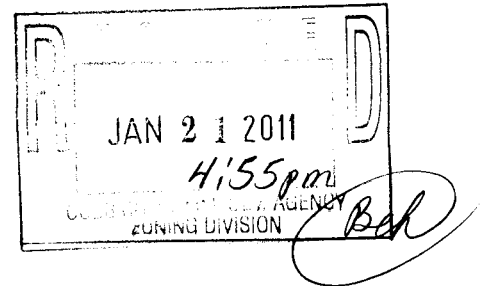
MELISSA P. HAISTEN  
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

January 21, 2011

**VIA HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Department  
1150 Powder Springs Road  
Suite 400  
Marietta, Georgia 30064



Re: Application for Renewal by Michael Drewitz for a TLUP on a tract of property zoned R-20 and located at 3555 Robinson Road, Marietta, Cobb County, Georgia for the purposes of seasonal and limited photography. (No. LUP-5)

Dear John:

As you are aware, this firm represents the Applicant concerning the above-captioned application for a renewal of a Temporary Land Use Permit (24 months). The application is scheduled to be heard and considered by the Cobb County Planning Commission on March 1, 2011, and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on March 15, 2011.

In the current economic climate, Mr. Drewitz is requesting he be allowed to continue his limited photography business for an additional period of twenty-four (24) months. As you will recall, Mr. Drewitz was granted a TLUP (LUP-3 2009). Mr. Drewitz has complied with all of his previous stipulations and, to my knowledge, has operated without any complaint from his neighbors.

In support of the renewal request, I would like to briefly reiterate a summary of the business and its limited operation. Mr. Drewitz continues to provide limited photography services that focus mainly on senior pictures for graduating high school students. That being said, Mr. Drewitz also provides photography services for clients and business customers off-site upon request. However, the vast majority of Mr. Drewitz's clients are the parents of seniors at Walton High School. As a part of the service Mr. Drewitz provides, the student will often come to Mr. Drewitz's home for a photography session. The photography session is by appointment only and the appointments are scheduled in such a manner that there are never multiple students waiting to be photographed. In fact, the maximum number of persons that would ever visit Mr. Drewitz's home for a photography session would be the student and a parent. Mr. Drewitz averages approximately 5 students per week, with that number seasonally increased and

**VIA HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Department  
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January 21, 2011

decreased. On many weeks, Mr. Drewtiz will have no clients and will not conduct any photograph sessions. Additionally, Mr. Drewtiz does not process or develop any photographs at the residence. Any and all processing is contracted with outside companies and the only activity at the residence is the taking of the photograph.

With regard to traffic, the impact on traffic flow is non-existent. As stated above, the student and parent will arrive in one vehicle. Mr. Drewtiz's driveway was extended due to a road widening on Robinson Road and could easily accommodate six additional vehicles, not counting the two-car garage. That being said, there is never a circumstance where there would ever be more than two customer's cars at the location. Further, Mr. Drewtiz's home is located directly off of Robinson Road and is not directly located in a subdivision. Any student arriving at Mr. Drewtiz's residence would not have to travel upon any interior or entrance road for a subdivision.

Also, Mr. Drewtiz has absolutely no signage to indicate his residence is anything other than a home. Advertising is conducted through local newspapers, magazines or in the yellow pages.

In light of the absence of any impact upon the neighborhood and no complaints, Mr. Drewtiz respectfully requests he be allowed to continue to serve the students and parents in Cobb County. However, to insure there continues to be absolutely no adverse effect on the neighborhood, I am authorized to agree to certain stipulations.

The balance of this letter will serve as my client's expression of agreement with the following stipulations which, upon the TLUP application being approved, as amended and modified hereby, shall become conditions and a part of the grant of the requested TLUP and binding upon the subject property thereafter:

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for a TLUP.
2. Applicant will only accept a client by appointment only. Any appointments will be scheduled so there is never more than one client at the residence at any given time.
3. Applicant will not have any signs of any kind at the Site. There will be no visual indication or notification at the Site that any business activity is being conducted.



VIA HAND DELIVERY

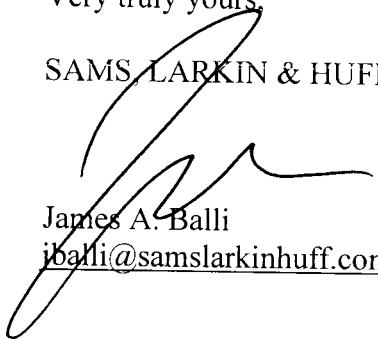
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Department  
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January 21, 2011

4. Applicant will have no employees. There will not be any commercial activity on the Site and no processing of any photographs will occur at the residence.
5. No customers will park in the County right-of-way and customers will all park in the large double driveway or the two-car garage. There will be absolutely parking on the street.
6. There will be no commercial deliveries of any merchandise on or at the Site.
7. Applicant will not have outside storage or other visible equipment at the Site. Applicant will not have any inventory or equipment that generates any noise.
8. Applicant will not have any commercial vehicles at the Site.
9. The Temporary Land Use Permit will only be in place for 24 months.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the formulation of your analysis and recommendation to the Board of Commissioners and Planning Commission.

Very truly yours,

SAMS, LARKIN & HUFF, LLP



James A. Balli  
[jballi@samslarkinhuff.com](mailto:jballi@samslarkinhuff.com)

JAB/brl

cc: Members, Cobb County Board of Commissioners - VIA First Class Mail  
Members, Cobb County Planning Commissioners – VIA First Class Mail  
Mr. Robert L. Hosack, Jr., AICP, Director - VIA First Class Mail  
Ms. Karen King, Assistant County Clerk – VIA First Class Mail  
Ms. Lori Presnell, Deputy County Clerk – VIA First Class Mail  
Mr. Michael Drewitz – VIA First Class Mail