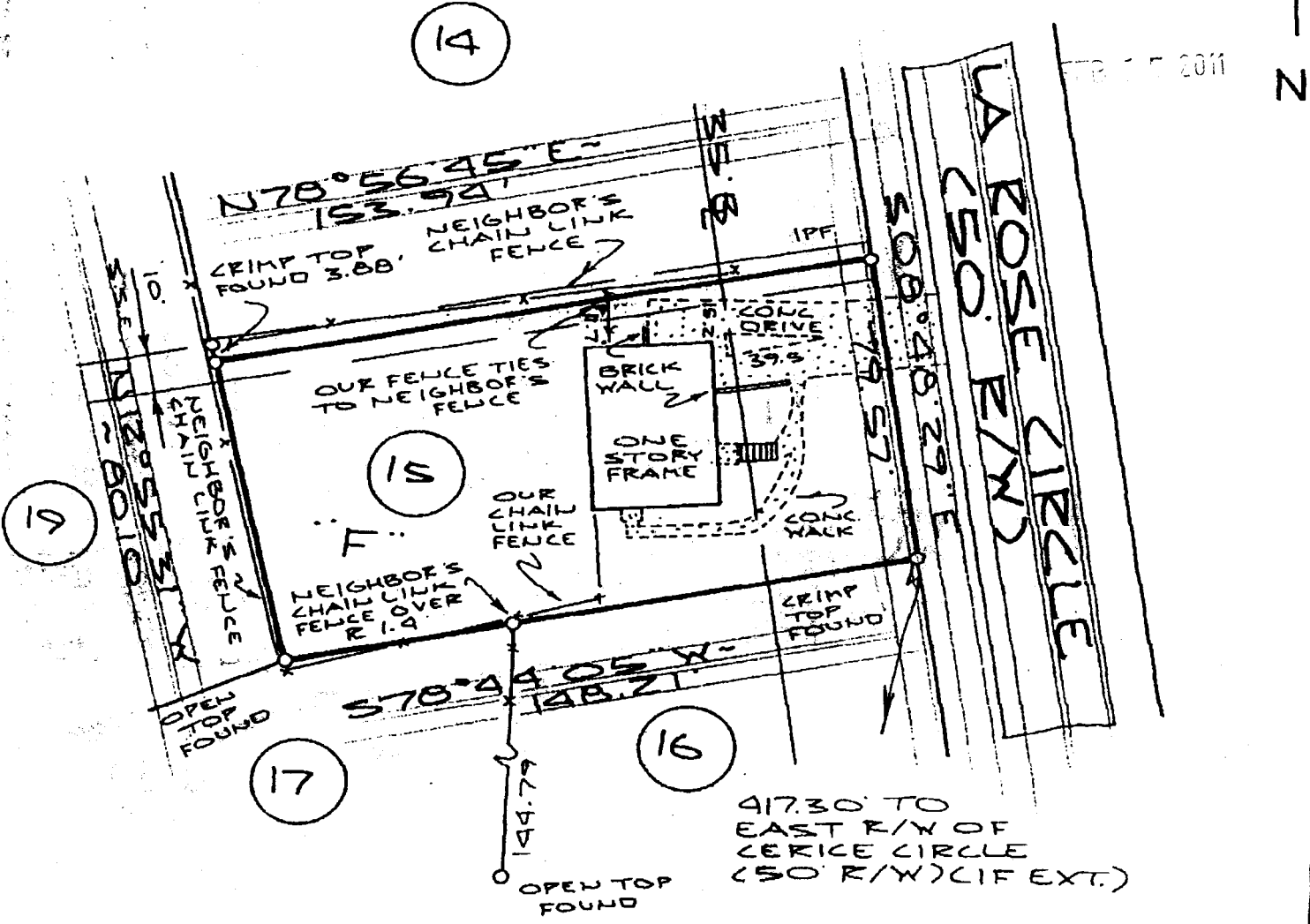


LUP-9
(2011)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED BY USING GRANDALL'S RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. LINEAR AND ANGULAR REASSURANCEMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.



105 LA ROSE CIRCLE

McCLUNG SURVEYING INC.



ANASTACIO R VILLAGRANA
MARIA LOS ANGELES MIRANDA
MANUEL VILLAGRANA

LOT 15, BLOCK "F"
LA BELLE HEIGHTS
UNIT I
LAND LOT 230
DISTRICT 17TH SECTION 2ND
COUNTY COBB
GEORGIA

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land shown.

Perry E. McClung
Perry E. McClung, Surveyor

Fences should not be placed using side dimensions from house.

DATE 5-1-97 SCALE 1" = 40'

PB 1/4 PG 30
S. 2.

APPLICANT: Maria Miranda
(770) 803-0490

REPRESENTATIVE: Jose Villagrana
(404) 784-6520

TITLEHOLDER: Anastacio Villagrana, Maria Los Angeles
Miranda and Manuel Villagrana

PROPERTY LOCATION: West side of LaRose Circle, east
of Cerice Circle
(105 LaRose Circle).

ACCESS TO PROPERTY: LaRose Circle

PHYSICAL CHARACTERISTICS TO SITE: Single-family
house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Labelle Heights Subdivision
- 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-9

HEARING DATE (PC): 05-03-2011

HEARING DATE (BOC): 05-17-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use
Permit

PROPOSED USE: Four adults and four
vehicles

SIZE OF TRACT: 0.283 acre

DISTRICT: 17

LAND LOT(S): 230

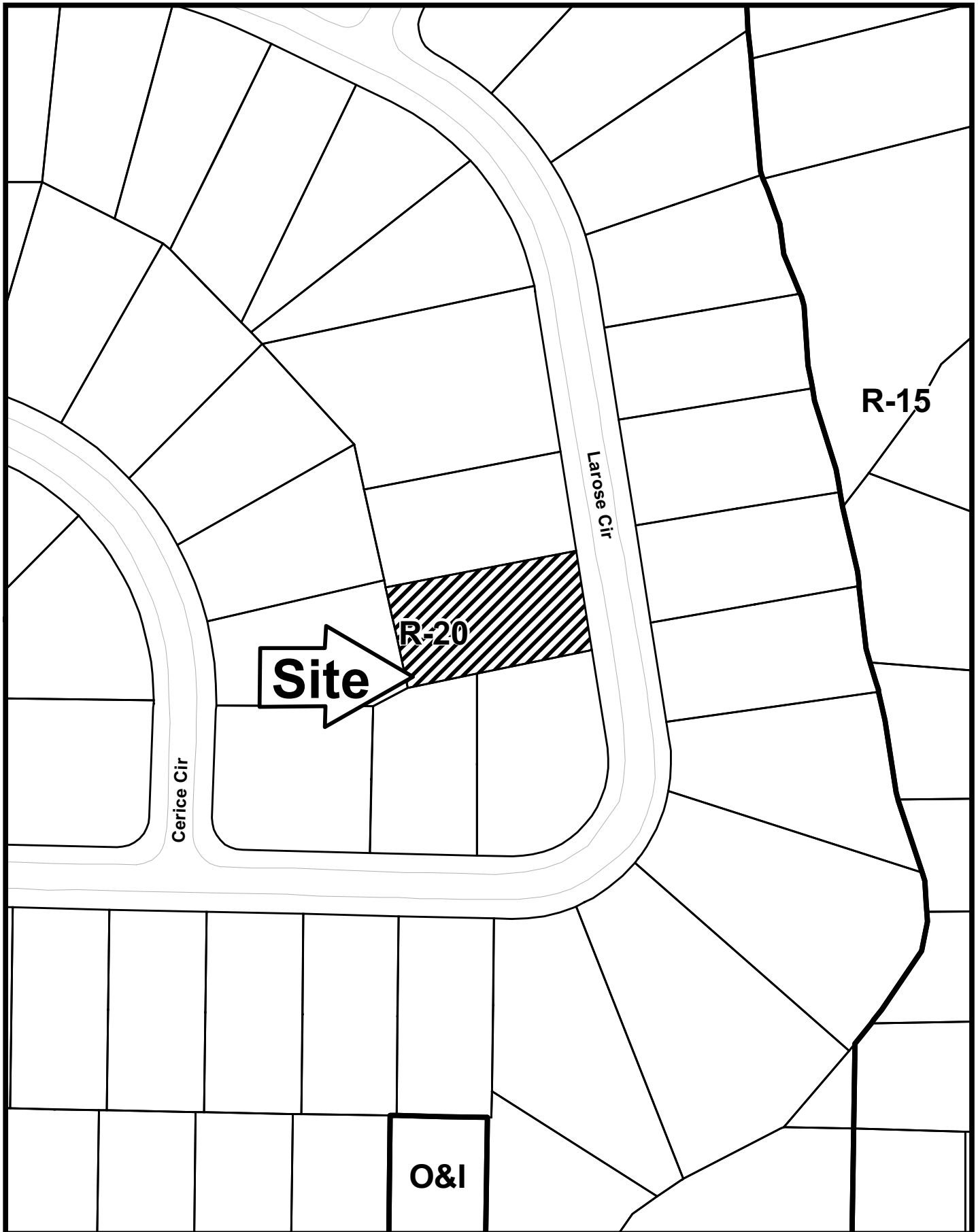
PARCEL(S): 53

TAXES: PAID DUE

COMMISSION DISTRICT: 4



LUP-9



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

50 0 50
Feet



City Boundary
Zoning Boundary

APPLICANT: Maria Miranda

PETITION No.: LUP-9

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Land Use Permit to be allowed to have four adults living at this residence and to allow four vehicles on the property. This application is the result of a complaint through the Code Enforcement Division. Based on the size of the house, only three adults and three vehicles would be allowed. Part of the definition for a dwelling unit found in the Zoning Ordinance (§134-1) provides that a dwelling unit shall have at least 390 square feet of living square footage . . . per each adult occupant. It also indicates that there is to be no more than one vehicle per 390 square feet of living building square footage.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

FIRE COMMENTS:

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

APPLICANT: Maria Miranda

PETITION NO.: LUP-9

PRESENT ZONING: R-20

PETITION FOR: LUP

| |
|--------------------------|
| DRAINAGE COMMENTS |
|--------------------------|

No comments.

STAFF RECOMMENDATIONS

LUP-9 MARIA MIRANDA

The applicant's request is located within a platted subdivision and in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The Code Enforcement Division responded to a complaint and notified the applicant that only three adults and three vehicles would be allowed based upon the size of the house. If allowed to continue, the use could intensify over time and possibly encourage more requests of a similar nature in this single-family residential area. Based upon 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.