

LUP-11
(2011)

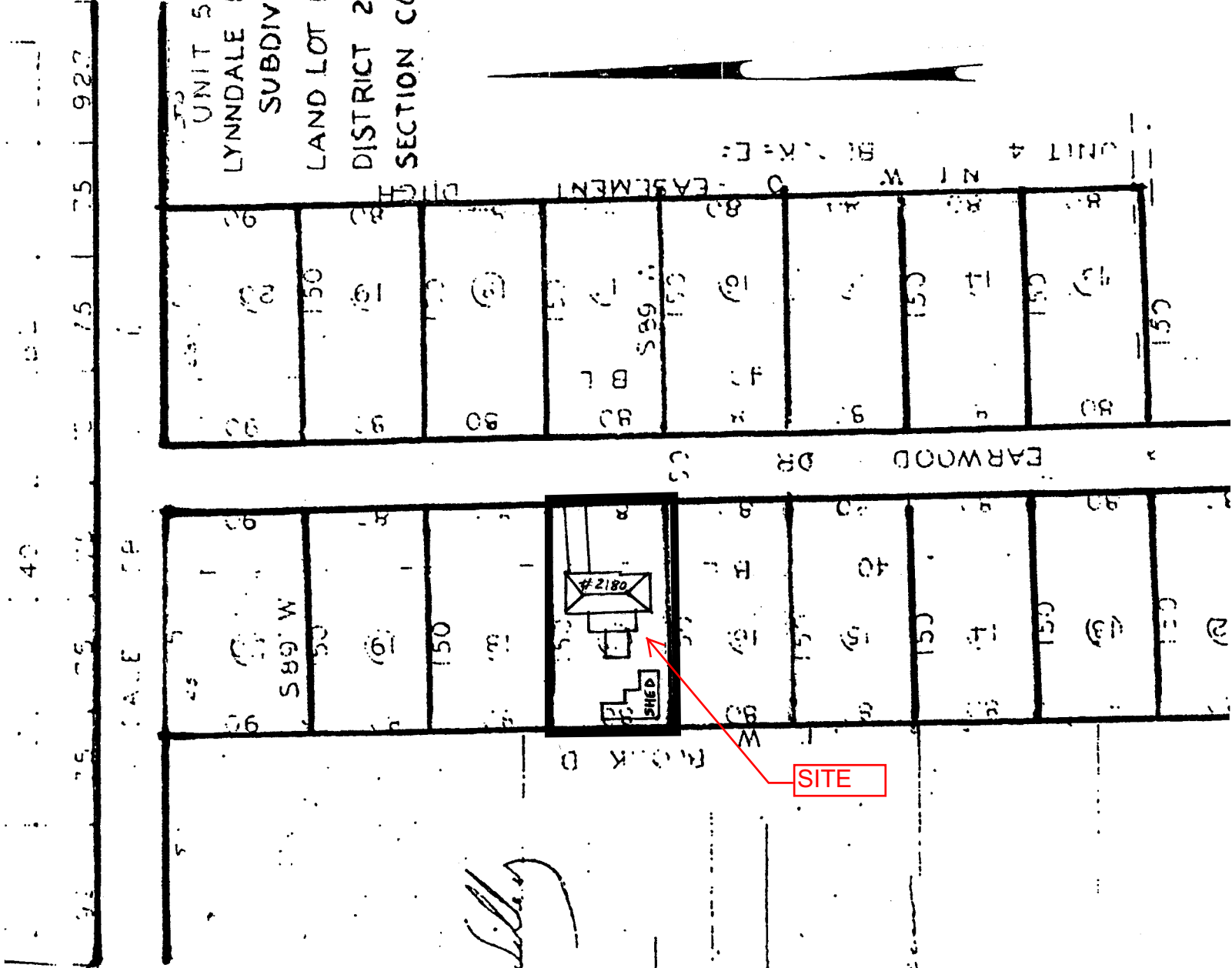
UNIT 5

LYNDALE HEIGHTS
SUBDIVISION

LAND LOT 157

DISTRICT 2ND

SECTION COBB CO. GA



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APPLICANT: Marina Arreola
404-644-4953

PETITION NO: LUP-11
HEARING DATE (PC): 06-07-2011

REPRESENTATIVE: Marina Arreola
404-644-4953

HEARING DATE (BOC): 06-21-2011
PRESENT ZONING: R-20

TITLEHOLDER: Luis Arreola and Marina Arreola

PROPOSED ZONING: Land Use
Permit

PROPERTY LOCATION: On the west side of Earwood Drive,
south of Dale Drive

PROPOSED USE: Allow More Motor
Vehicles and Adults than County Code Allows

ACCESS TO PROPERTY: Earwood Drive

SIZE OF TRACT: 0.267 acre

PHYSICAL CHARACTERISTICS TO SITE: Single-family
house

DISTRICT: 17

LAND LOT(S): 157

PARCEL(S): 56

FUTURE LAND USE MAP: Low Density Residential

TAXES: PAID DUE

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Lynddale Heights Subdivision
- SOUTH:** R-20/Lynddale Heights Subdivision
- EAST:** R-20/Lynddale Heights Subdivision
- WEST:** R-20/Lynddale 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** _____

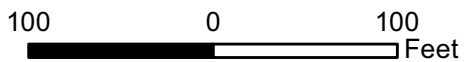
STIPULATIONS:





LUP-11



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Marina Arreola

PETITION No.: LUP-11

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a land use permit for the purpose of allowing four adults and four vehicles at the property. The applicant has indicated that four adults will live at the house along with three children. As indicated on the attached worksheet, the applicant is also requesting to have four vehicles at the residence. The ordinance allows no more than one adult and one vehicle per 390 square feet of living building square footage. Based upon information from the Tax Assessor's office, the house is 1,168 square feet and will only accommodate two adults and two vehicles per the ordinance. The application is the result of a complaint to the Code Enforcement Division.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Address connected to 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: Marina Arreola

PETITION NO.: LUP-11

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-11 MARINA ARREOLA

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*. If allowed to continue, the use could intensify over time and possibly encourage more requests of similar nature in this single-family residential area. Additionally, this application is the result of a complaint from the Code Enforcement Division. 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.

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Application #: LUP-11
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? _____
2. Number of employees? _____
3. Days of operation? _____
4. Hours of operation? _____
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): _____

7. Signs? No: _____ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 4 vehicles,
07 GMC Yukon, 91 Honda Civic, 00 Dodge Durango & 92 Ford Ranger,
see attachment.
9. Deliveries? No _____ ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

10. Does the applicant live in the house? Yes _____ ; No _____
11. Any outdoor storage? No _____ ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: As long as possible.
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Marina Arceola Date: 3/25/11

Applicant name (printed): Marina Arceola