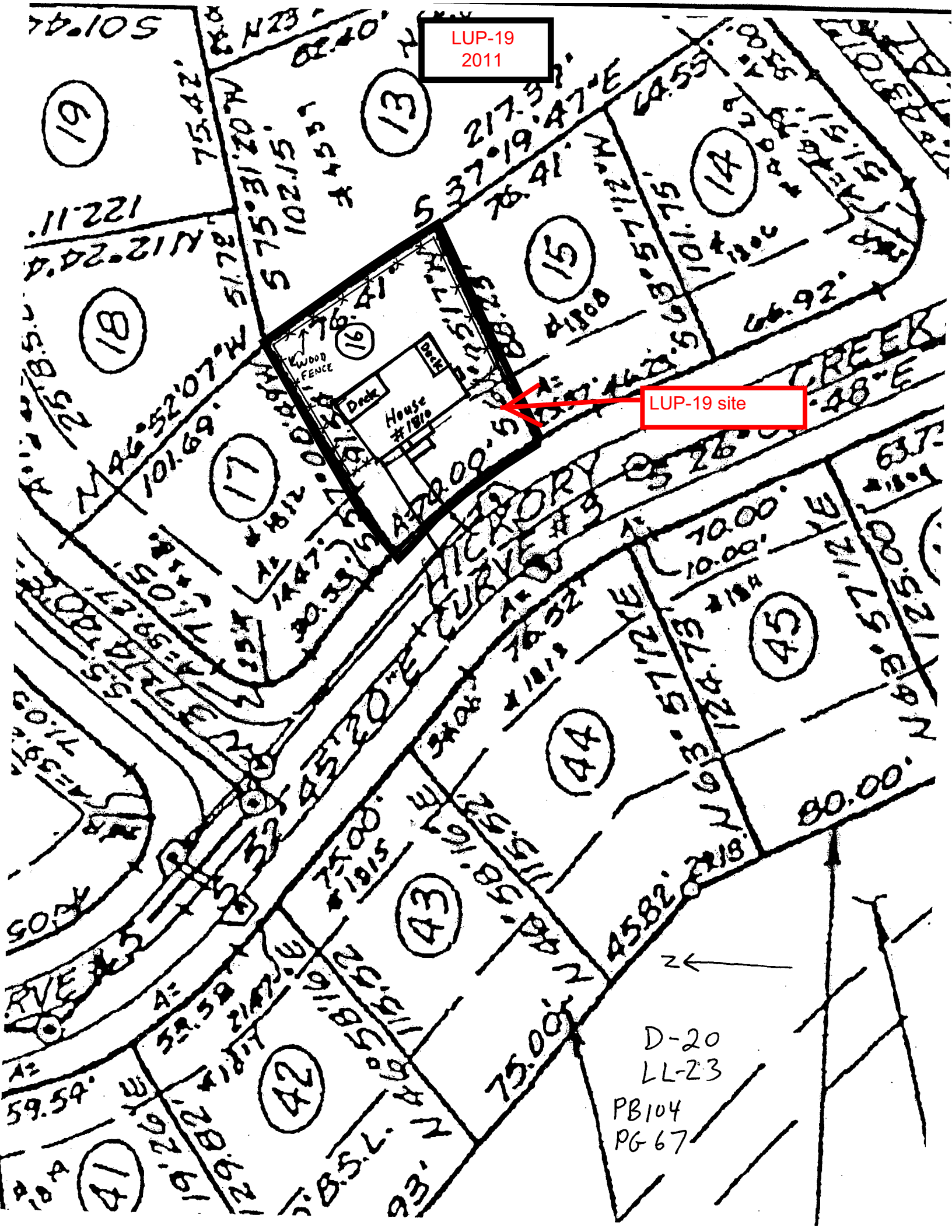


LUP-19  
2011

LUP-19 site



D-20  
LL-23  
PB104  
PG 67

**APPLICANT:** Kristin Eylar  
(678) 458-3237

**REPRESENTATIVE:** Steve Eylar  
(678) 458-3042

**TITLEHOLDER:** Kristin Eylar

**PROPERTY LOCATION:** Northeast side of Hickory Creek Court, southeast of Hickory Run Court.

**ACCESS TO PROPERTY:** Hickory Creek Court

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family House

**FUTURE LAND USE MAP:** Medium Density Residential

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** RA-4/Hickory Station Subdivision
- SOUTH:** RA-4/Hickory Station Subdivision
- EAST:** RA-4/Hickory Station Subdivision
- WEST:** RA-4/Hickory Station 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-19

**HEARING DATE (PC):** 07-07-2011

**HEARING DATE (BOC):** 07-19-2011

**PRESENT ZONING:** RA-4

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allow Five Adults And Four Vehicles At This Residence

**SIZE OF TRACT:** 0.145 acre

**DISTRICT:** 20

**LAND LOT(S):** 23

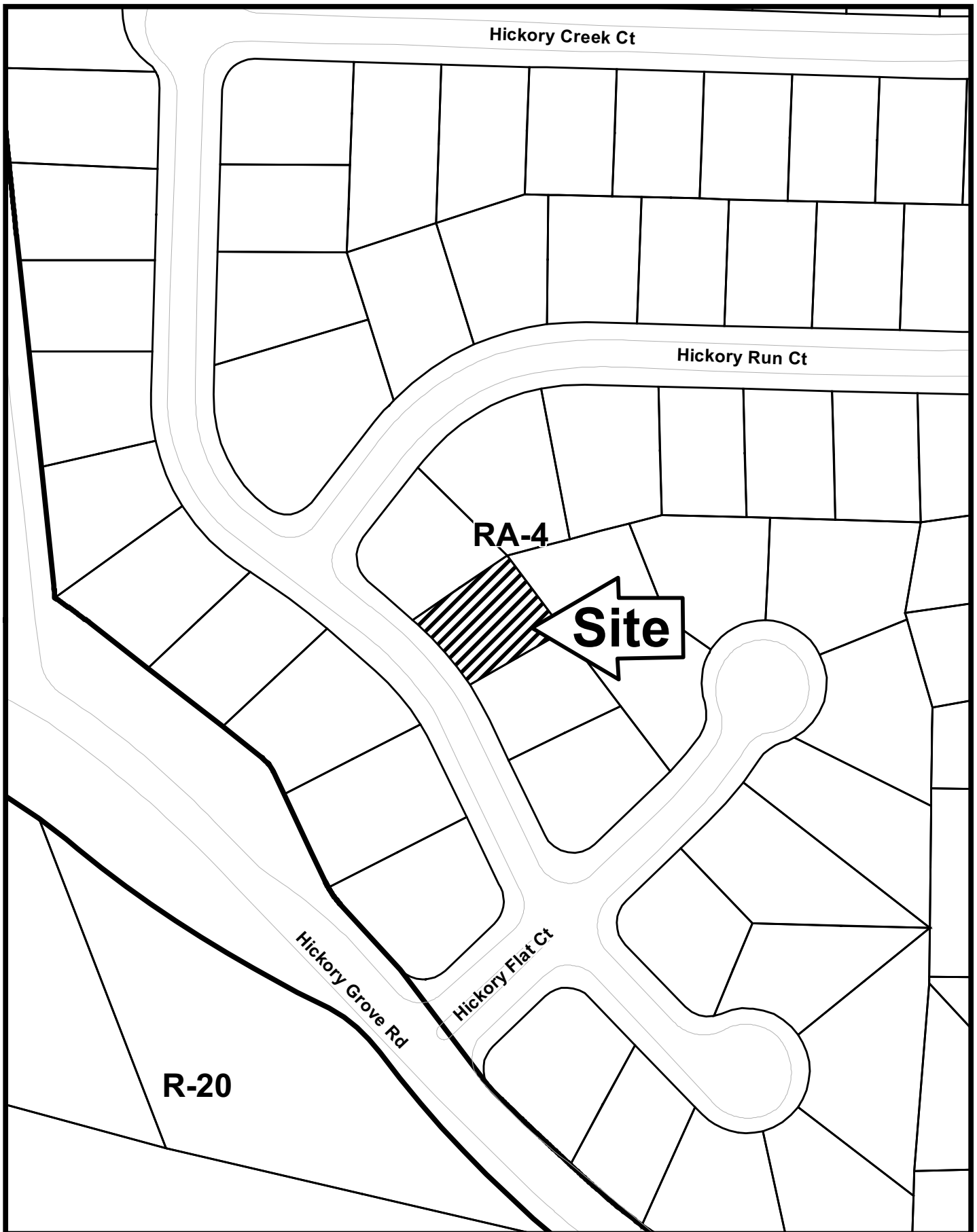
**PARCEL(S):** 322

**TAXES:** **PAID**  **DUE**

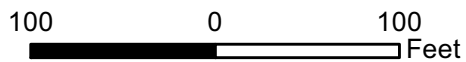
**COMMISSION DISTRICT:** 3





# LUP-19



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Kristin Eylar

**PETITION No.:** LUP-19

**PRESENT ZONING:** RA-4

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a land use permit for the purpose of allowing five unrelated adults to live at the residence. The owner’s daughter and four others live at the residence with four vehicles. Based upon the tax records, the square footage of the house is 1,552 square feet. This square footage will only allow three unrelated adults and vehicles based on each needing 390 square feet of living space as required by the ordinance. This application is the result of a complaint received by the Code Enforcement Division concerning the number of occupants and vehicles.

**Historic Preservation:** No comments.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**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: Kristin Eylar**

**PETITION NO.: LUP-19**

**PRESENT ZONING: RA-4**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>DRAINAGE COMMENTS</b>
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No comments.

## STAFF RECOMMENDATIONS

### **LUP-19      KRISTIN EYLAR**

The applicant's request is located within a platted subdivision and in an area designated as Medium Density Residential on the *Cobb County Comprehensive Plan*. 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. 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.**

MAY - 5 2011



Application #: LUP-19  
PC Hearing Date: 7-7-11 (Thurs.)  
BOC Hearing Date: 7-19-11

### TEMPORARY LAND USE PERMIT WORKSHEET

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

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.): n/a

9. Deliveries? No  ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
n/a

10. Does the applicant live in the house? Yes  ; No \_\_\_\_\_

11. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): n/a

12. Length of time requested: until I sell the house.

13. Any additional information? (Please attach additional information if needed):  
n/a

Applicant signature: Kristin A. Eylar Date: MAY 4, 2011

Applicant name (printed): KRISTIN A. EYLAR