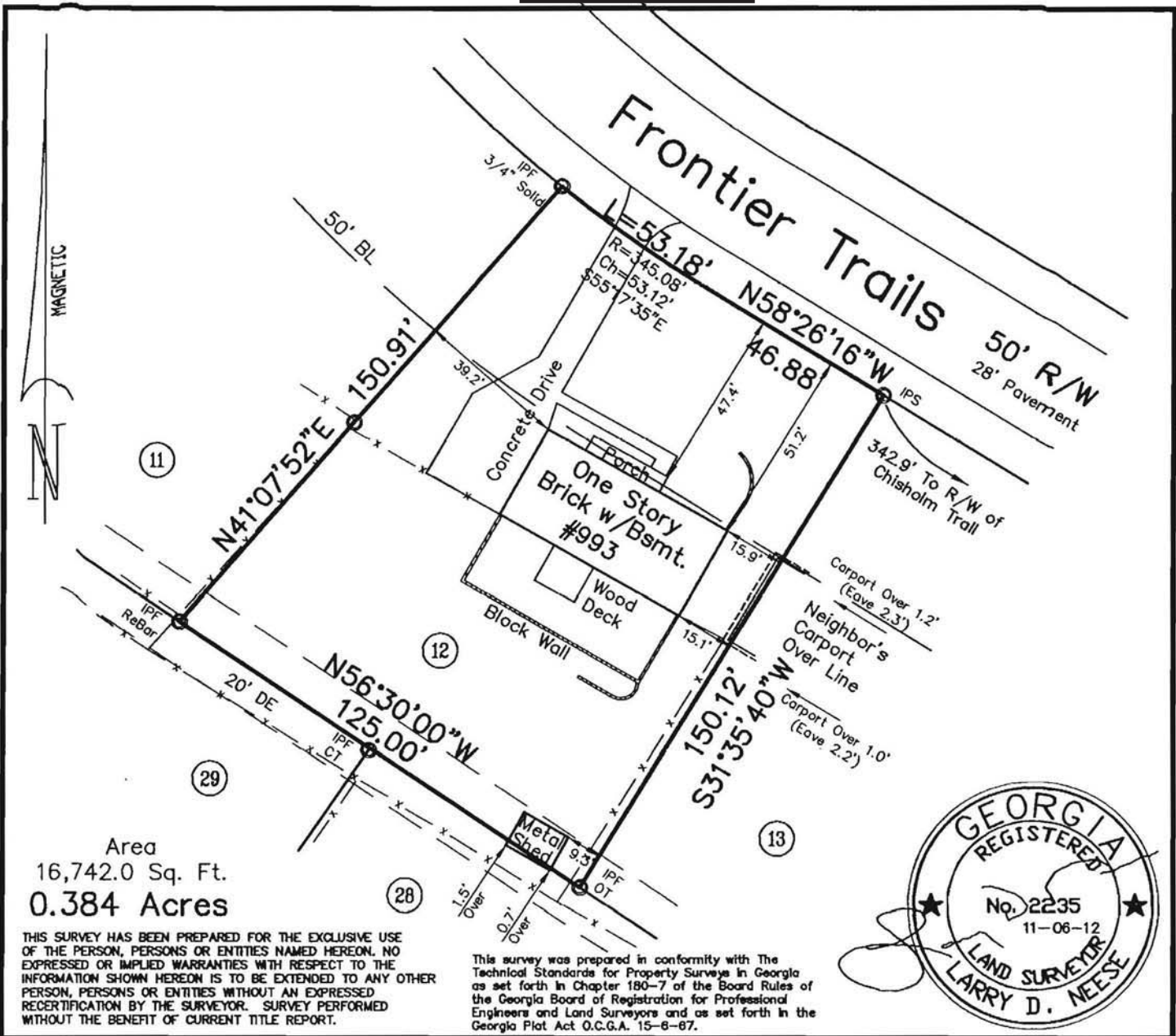


LUP-2
(2013)



Area
16,742.0 Sq. Ft.
0.384 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.



THIS PROPERTY (X) IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0202H DATED March 4, 2013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,876 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,364 FEET.

EQUIPMENT UTILIZED: ANGULAR SoidaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

40 20 0 40 80
GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:	
Tirso Garcia Ponce	
LOT 12	BLOCK D
Frontier Trails Unit Four (Revised)	
PLAT BOOK 43	PAGE 69
LAND LOT 704	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov. 6, 2012	REVISED
SCALE: 1= 40	JOB NO. 120112

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Neftah Gomez
678-509-4434

REPRESENTATIVE: Neftah Gomez
678-509-4434

TITLEHOLDER: Tirso Garcia-Ponce

PROPERTY LOCATION: Southwesterly side of Frontier Trail,
west of Chisholm Trail
(993 Frontier Trail).

ACCESS TO PROPERTY: Frontier Trail

PHYSICAL CHARACTERISTICS TO SITE: One story brick house
on a basement

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Frontier Trails Subdivision
- SOUTH:** R-15/ Frontier Trails Subdivision
- EAST:** R-15/ Frontier Trails Subdivision
- WEST:** R-15/ Frontier Trails 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-2

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow Two Adults
And A Family

SIZE OF TRACT: 0.384 acre

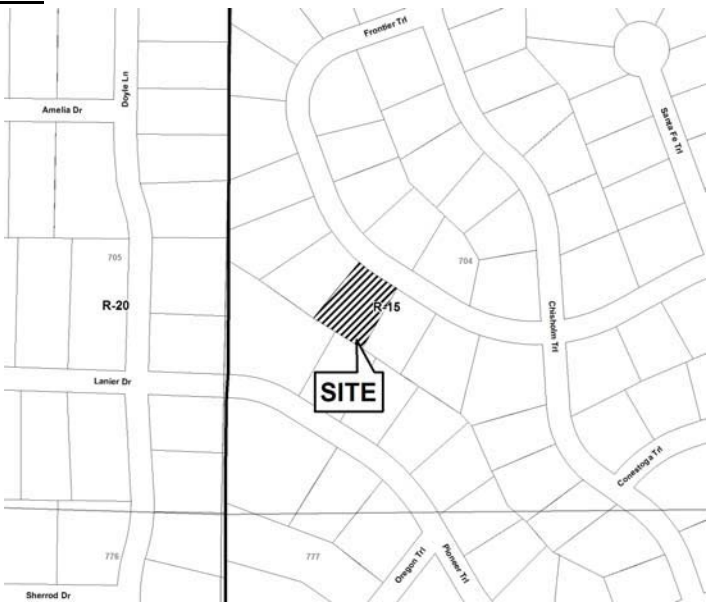
DISTRICT: 19

LAND LOT(S): 704

PARCEL(S): 46

TAXES: PAID X **DUE**

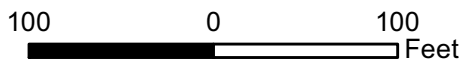
COMMISSION DISTRICT: 4





LUP-2



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Neftah Gomez

PETITION NO.: LUP-2

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow two (2) unrelated adults to reside at the subject property and a family. Per the *County Code*, no more than two (2) unrelated adults may live within a dwelling unit, or one family. This application was spurred when the owner was placed on notice in response to a complaint regarding too many adults living in the home and building a shed without a permit.

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:

No comments.

TRAFFIC COMMENTS:

Recommend no parking on the 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 there are four or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

APPLICANT: Neftah Gomez

PETITION NO.: LUP-2

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-2 NEFTAH GOMEZ

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow two (2) unrelated adults and a family to reside at the subject property. Per the *County Code*, no more than two (2) unrelated adults may live within a dwelling unit, or one family. The Cobb County Tax Assessor Office list the property as having 1325 square feet of living space. Per the *County Code* there can be only 1 adult per 390 square feet of living space, which would allow a total of 3 adults. This application was spurred when the owner was placed on notice by Code Enforcement in response to a complaint regarding too many adults living in the home, and building a shed without a permit. Staff is concerned about this use intensifying and also encouraging like uses in the neighborhood. Based on the above analysis, and strict interpretation of the ordinance, staff recommends **DENIAL** of the applicant's request.

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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