

**LUP-21
(2017)**

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT - STE E - SNELLVILLE GEORGIA 30078
(770) 758-7868 FAX (770) 758-4823
MAIL@SURVEYCONCEPTS.NET

SURVEY FOR:
**EDWARD INFANZON &
JULIE A. INFANZON**
LOT 20, BLOCK 9, UNIT TWO
CANTON HILLS
LAND LOT 266 16th DISTRICT
COBB COUNTY, GEORGIA
REFERENCED IN PB, 59, PG. 169

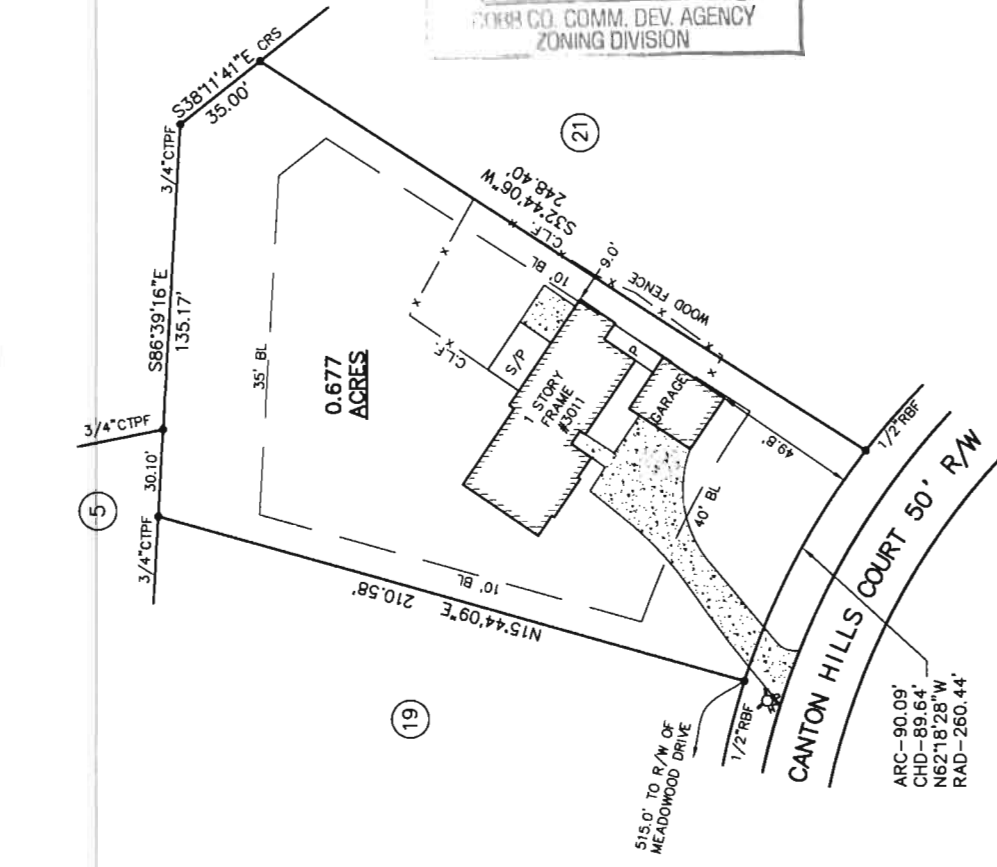
PROJECT: 53245
DWG BY: DCP
CHKD BY: JAS
DATE: 7/24/17
SCALE: 1"=40'

GENERAL NOTES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 155,082 FEET.
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 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
A WIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

FLOOD NOTE:
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13367C0127H DATED 11/02/12



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



- LEGEND**
- REF REBAR FOUND (1/2" REBAR)
 - CRS CAPPED REBAR SET (1/2" REBAR)
 - OTF OPEN TOP FOUND
 - MMF CRIMP TOP FOUND
 - MNS MAG NAIL FOUND
 - MNS MAG NAIL SET
 - ☆ LIGHT POLE
 - BL BUILDING LINE
 - C.L.F. CHAIN LINK FENCE
 - R/W RIGHT-OF-WAY
 - TPED PHONE PEDASTAL
 - CATV CABLE BOX
 - WM WATER METER
 - TPB TRANSFORMER
 - (12.34'D) DEED DISTANCE
 - (12.34'P) PLAT DISTANCE
 - 12.34'(M) MEASURED DISTANCE
 - DE DRAINAGE EASEMENT
 - SSE SEWER EASEMENT
 - P PORCH
 - S/P SCREENED PORCH
 - C/P CARPORT
 - U/E UTILITY EASEMENT



NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

APPLICANT: Edward & Julie A. Infanzon

PETITION NO: LUP-21

PHONE#: (770) 722-4353 **EMAIL:** bigedlep@att.net

HEARING DATE (PC): 10-03-17

REPRESENTATIVE: Edward Infanzon, Julie A. Infanzon

HEARING DATE (BOC): 10-17-17

PHONE#: (770) 722-4353 **EMAIL:** julielep@att.net

PRESENT ZONING: R-20

TITLEHOLDER: Edward Infanzon and Julie A. Infanzon

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northeast side of Canton Hills Court,
east of Meadowood Drive
(3011 Canton Hills Court)

PROPOSED USE: Allowing more unrelated
adults than County Code permits

ACCESS TO PROPERTY: Canton Hills Court

SIZE OF TRACT: 0.677 ac

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Single family home

LAND LOT(S): 766

PARCEL(S): 27

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Canton Hills Subdivision
SOUTH: R-20/ Canton Hills Subdivision
EAST: R-20/ Canton Hills Subdivision
WEST: R-20/ Canton Hills Subdivision

Adjacent Future Land Use:

North: Low Density Residential (LDR)
Northeast: Low Density Residential (LDR)
Southeast: Low Density Residential (LDR)
Southwest: Low Density Residential (LDR)
Northwest: Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

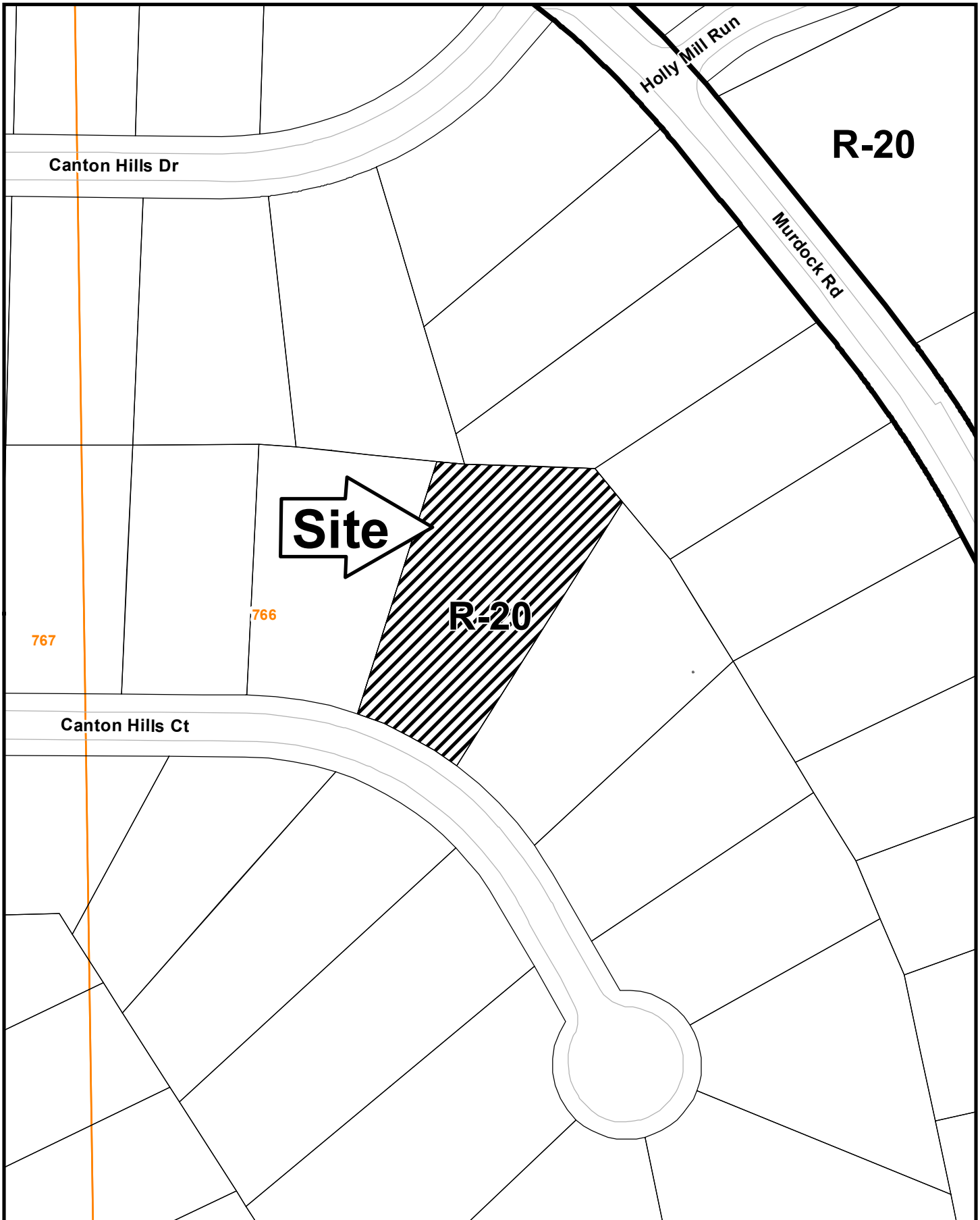
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

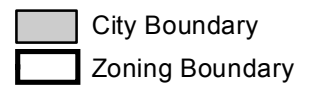
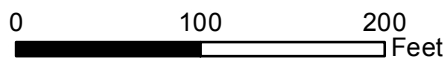
STIPULATIONS:



LUP-21 2017-GIS



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



APPLICANT: Edward & Julie A. Infanzon

PETITION NO.: LUP-21

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit in order to allow more than one (1) unrelated person to reside at his home. In total, there will be four (4) unrelated persons as well as four (4) vehicles total at this residence. Two (2) of the vehicles are parked in the garage and the other two (2) in the driveway. Though the tax records indicate enough square footage (2,068 sq. ft.) to allow at least 5 family members and vehicles, the request is to allow more than a single *unrelated* individual to live in the applicant's home. While this application is the result of a received Code Enforcement complaint, the applicant has supplied a petition of support from two (2) individual neighbors in the immediate vicinity.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Water and sewer customer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Edward & Julie Infanzon _____

PETITION NO.: LUP-21 _____

PRESENT ZONING: R-20 _____

PETITION FOR: LUP _____

FIRE COMMENTS:

LODGING: If more than 4 unrelated occupants a new certificate of occupancy will be required.

APPLICANT: Edward & Julie A. Infanzon

PETITION NO.: LUP-21

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-21 EDWARD & JULIE A. INFANZON

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
The allowance of multiple unrelated students to live in a single family home could cause more traffic due to in influx of guest coming to the home.
- (2) *Parking and traffic considerations.*
Parking is provided for two (2) vehicles in the home's garage and two (2) vehicles in the driveway.
- (3) *Number of nonrelated employees.*
N/A.
- (4) *Number of commercial and business deliveries.*
N/A.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
N/A.
- (6) *Compatibility of the business use to the neighborhood.*
N/A.
- (7) *Hours of operation.*
N/A.
- (8) *Existing business uses in the vicinity.*
N/A.
- (9) *Effect on property values of surrounding property.*
Multiple cars on the property start to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
The use of the property resulted in a complaint filed with Code Enforcement.
- (11) *Intensity of the proposed business use.*
N/A.

LUP-21 EDWARD & JULIE A. INFANZON (Continued)

(12)Location of the use within the neighborhood.

The property is located within a platted subdivision and surrounded by residential uses.

Based on the above analysis and a strict interpretation of the Code and in light of the Code Enforcement complaint, Staff recommends **DENIAL** of the application.

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.



Application #: LUP-21
PC Hearing Date: 10-3-17
BOC Hearing Date: 10-17-17

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

- 1. Number of unrelated adults in the house? 3
- 2. Number of related adults in the house? 1
- 3. Number of vehicles at the house? 4
- 4. Where do the residents park?
Driveway: 2 ; Street: _____ ; Garage: 2
- 5. Does the property owner live in the house? Yes _____ ; No
- 6. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
- 7. Length of time requested (24 months maximum): 24 months
- 8. Is this application a result of a Code Enforcement action? No _____ ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
CODE-2017-03542
- 9. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature] Date: 7-26-17

Applicant name (printed): Ed Infanzon

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,068 sq ft

Number of related adults proposed: 1 Number permitted by code: 5

Number of unrelated adults proposed: 3 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

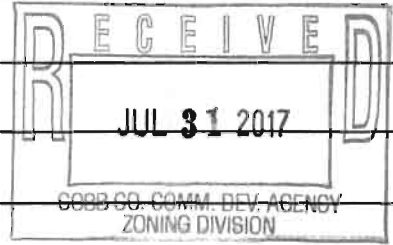
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Edmund

Edmund intends to make an application for a Land Use Permit for the purpose of renting to 4 young men on the premises described in the application.

two student two working full time school part time. few unrelated persons

	Signature	Printed name	Address
1.	<u>Edmund</u>	<u>Edmund Johnson</u>	<u>3013 Canton Hills Ct.</u>
2.	<u>Deborah</u>	<u>Deborah Johnson</u>	<u>3004 Canton Hills Ct.</u>
3.			
4.			
5.			
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17.			
18.			
19.			
20.			



PARID: 16076600270
INFANZON EDWARD AND JULIE A

NEIGHBORHOOD: 16051337

TAX YEAR: 2017
3011 CANTON HILLS CT

Building

Card	1
Stories	1
Construction	FRAME
Style	RANCH
Basement	NONE
Sq Ft Living Area	<u>2068</u>
Basement Rec	
Basement Living	
Year Built	1974
Total Rooms	7
Bedrooms	4
Bathrooms	2
Half Bathrooms	0
Fireplace	Y
Garage	Y
Basement Garage	N
Pool	N
Tennis	N