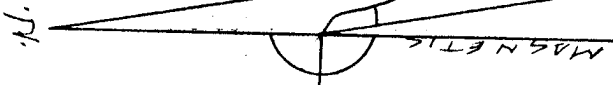


LUP-5
(2009)



NOTE - NO PROPOSED CONSTRUCTION
AT THIS TIME

FOREST RIDGE DRIVE
50' R.O.V. - 24' PUG.

663.3' TO
OAK LAND
DRIVE

N 77° 19' 03" E
216.40

TO SIDE

fence cor.

N 39° 41' 28" W
181.00'

fence cor.

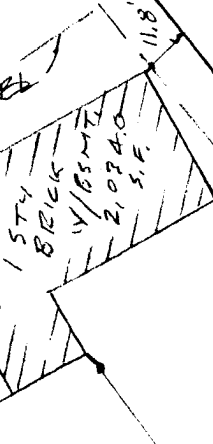
31.10
CONE

16.4

47.81

748

CHD = 531° 11' 0" E
80.00'



1.5 STY
BRICK

15.0' CAR
PORT

11.8' DECK

75'

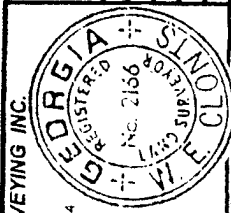
11.8'

11.8'

11.8'

LOT 62, SUN VALLEY ESTD
UNIT 1, SECTION 3, BLOCK "A"

SURVEY FOR	
ADEMIR MASCIMENTO	
LAND LOT: 724	SCALE: 1"=30'
DISTRICT: 17TH	DATE: 2/7/08
SECTION: 2ND	DRAWN BY: PL
COUNTY: COBB	CHECKED BY: W.E.C.
STATE: GEORGIA	JOB NO.: 04-3658



TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA 30144
PHONE (770) 819-8732
FAX (770) 819-8731

WE GUARANTEE THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND AND HAS BEEN PREPARED IN
CONFORMANCE WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.

RECEIVED
DEC - 3 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Ademir Nascimento
770-973-7133

REPRESENTATIVE: Ademir Nascimento
770-973-7133

TITLEHOLDER: Ademir Nascimento

PROPERTY LOCATION: Located on the westerly side of Forest Ridge Drive, south of Oakland Drive and on the east side of I-75, north of Delk Road (748 Forest Ridge Drive).

ACCESS TO PROPERTY: Forest Ridge Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-5

HEARING DATE (PC): 02-03-09

HEARING DATE (BOC): 02-17-09

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Than Two Unrelated People To Occupy A Dwelling Unit

SIZE OF TRACT: 0.50 acre

DISTRICT: 17

LAND LOT(S): 717, 718, 723, 724

PARCEL(S): 90

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Sun Valley Estates subdivision
- SOUTH:** R-15/ Sun Valley Estates subdivision
- EAST:** R-15/ Sun Valley Estates subdivision
- WEST:** Interstate 75

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

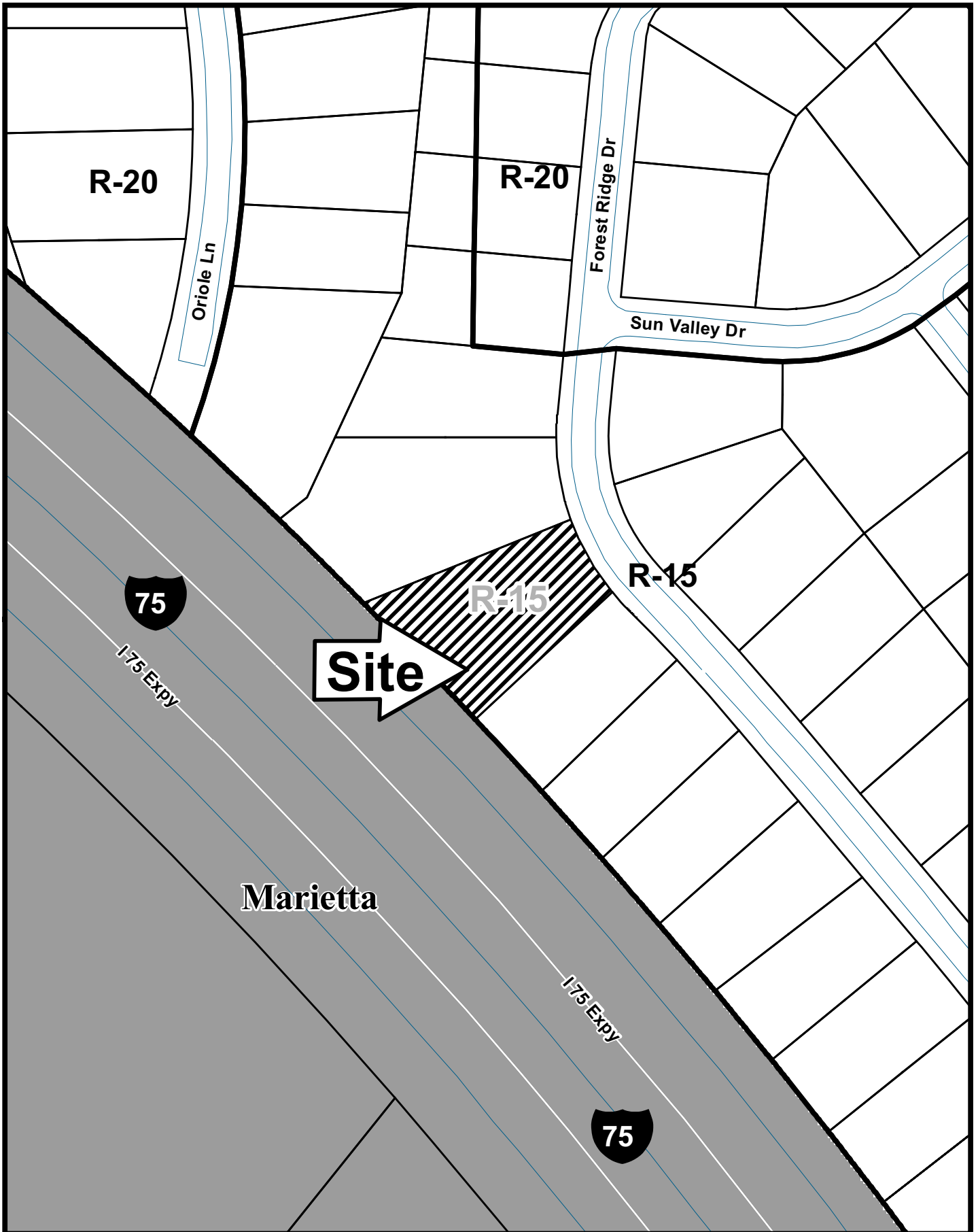
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

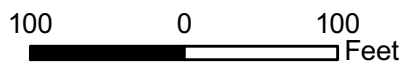
STIPULATIONS:





LUP-5



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Ademir Nascimento

PETITION NO.: LUP-5

PRESENT ZONING: R-15

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow more than two unrelated people to occupy a dwelling unit. There are seven unrelated people living in this house, and there are 1,524 square-feet in the house (per Code Enforcement). This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

In City of Marietta service area.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements. Recommend no on-street parking.

FIRE COMMENTS:

Not to be used for a group home or personnel care home, without Fire Department approval. If 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-5 ADEMIR NASCEMENTO

The applicant's proposal is located deep within a platted subdivision, mostly surrounded by single-family houses. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-15 zoning district is primarily intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. Lastly, the applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Based on 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.