

S1N

TEXT	DESCRIPTION	LINETYPE	SYMBOL
CC	CREEK-CENTERLINE	---	☼
CP	CALCULATED POINT	---	△
CTP	CRIMP TOP PIPE	---	○
DB	DEED BOOK	---	E
ELEC	ELECTRIC LINE	---	---
FCLK	FENCE-CHAIN-LINK	---	---
FCLW	FENCE-WOOD	---	---
PH	FIRE HYDRANT	---	---
IPF	IRON PIN FOUND	---	○
IPS	IRON PIN SET	---	○
(M)	MEASURED CALL	---	---
NIF	NOW OR FORMALLY	---	---
PB	PLAT BOOK	---	---
PG	PAGE	---	---
R	PROPERTY LINE	---	---
POB	POINT OF BEGINNING	---	---
POC	POINT OF COMMENCEMENT	---	---
PP	POWER POLE	---	---
(R)	RECORD CALL	---	---
RW	RIGHT OF WAY	---	---

HATCHING	CONCRETE	BUILDING
GRAVEL	CONC.	BLDG
GRAV	CONC.	BLDG

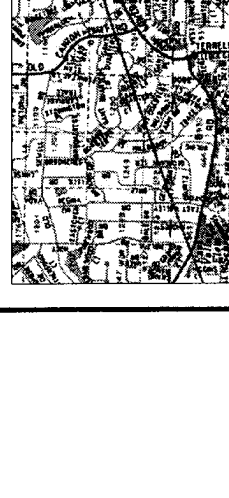
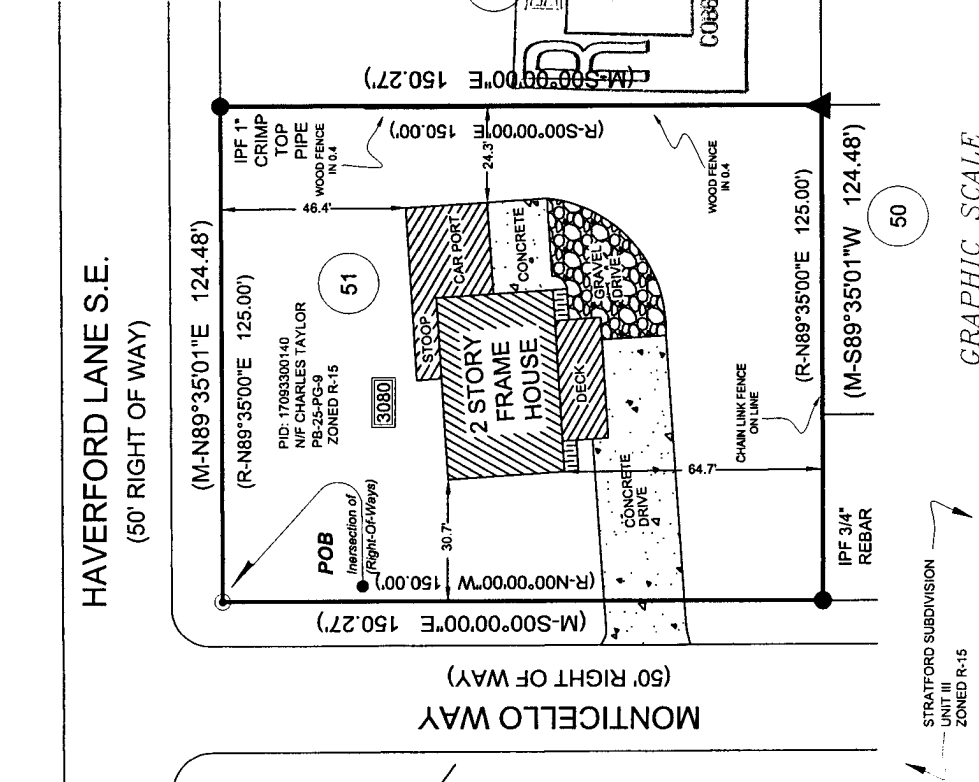
UTILITIES
UNDERGROUND UTILITIES OR STRUCTURES IF ANY MAY NOT BE SHOWN

EASEMENTS & RIGHT OF WAY
THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY (PRIVATE AND PUBLIC)

TITLE
ALL MATTERS OF TITLE ARE EXCEPTED. IT IS RECOMMENDED THAT AN ATTORNEY BE CONSULTED FOR ALL MATTERS OF TITLE.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, SPRINGS, BODIES OF WATER, AND WETLANDS, IF ANY, MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE EXPERTS AND GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

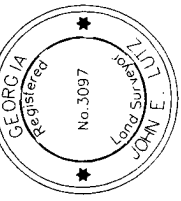
GEORGIA TECHNICAL STANDARDS
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:10,000+ AND AN ANGULAR ERROR OF 00'00" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:549,500,000+
- TYPE OF EQUIPMENT: TOPCON GTS 303
- FIELD SURVEY COMPLETED 09/14/2009
- FIELD BOOK: 2009-A2 PAGE 7
[AREA = 0.43 ACRES 18,700 S.F.]



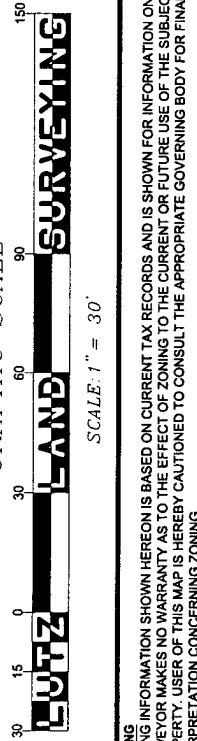
LOCATION MAP
COURTESY OF AERO ATLAS CO. MAP

TYPE OF DRAWING: *BOUNDARY SURVEY*
PREPARED FOR: *CHARLES TAYLOR*
LOCATED IN: *Land L 17th St 2nd S Cobb County*
SUBDIVISION: *STRAT*
BLOCK: *---*
LOT: *---*
UNIT: *---*
ADDRESS: *3080 HAVERFORD LANE MARIETTA*

SEP 14 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LUTZ LAND SURVEYING, INC.
3322 ROUGH CREEK DR
WOODSTOCK GA
TEL: 678-773-8787
EMAIL: flutz@LutzLandSurveying.com



ZONING INFORMATION SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

LUP-31 (2009)

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2009-09-01-TAYLOR.dwg

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APPLICANT: Lisa Hillman

404-509-4528

REPRESENTATIVE: Charles Taylor

404-509-4528

TITLEHOLDER: Lisa Hillman

PROPERTY LOCATION: Located at the southeast intersection of Haverford Lane and Monticello Way

(3080 Haverford Lane).

ACCESS TO PROPERTY: Monticello Way

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-31

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

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

SIZE OF TRACT: 0.43 acre

DISTRICT: 17

LAND LOT(S): 933

PARCEL(S): 14

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/ Stratford subdivision

SOUTH: R-15/ Stratford subdivision

EAST: R-15/ Stratford subdivision

WEST: R-15/ Stratford subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

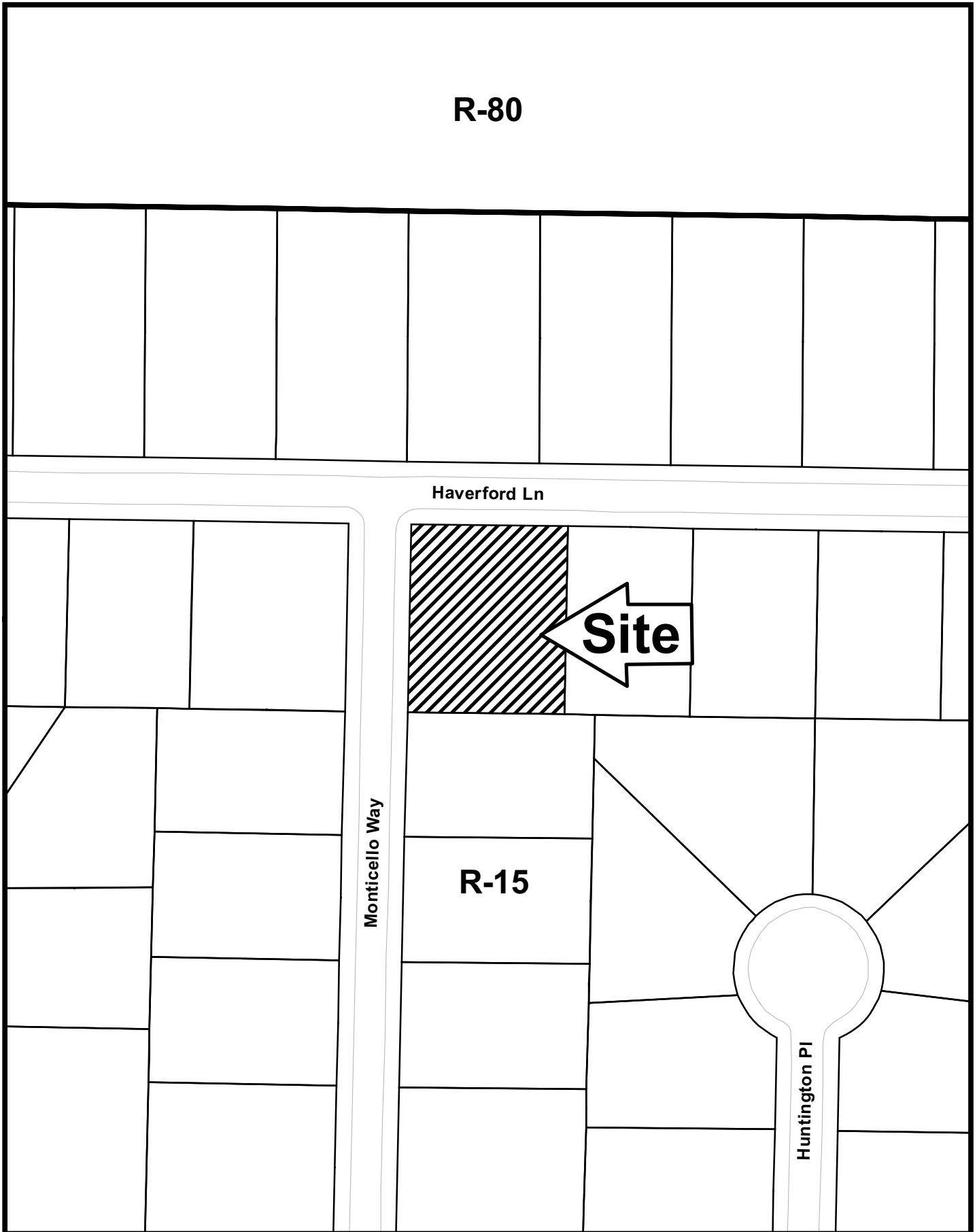
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

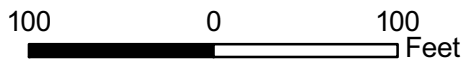
STIPULATIONS:





LUP-31



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Lisa Hillman

PETITION NO.: LUP-31

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. The house is inhabited by five college students. The house has three too many adults residing in it. This application is the result of a complaint, which is the fourth code complaint for various problems since 2002.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

In City of Marietta Water and Sewer Service Area.

TRAFFIC COMMENTS:

Recommend no on-street parking.

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 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-31 LISA HILLMAN

The applicant's proposal is located in a platted subdivision. 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. The applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Lastly, this application is the result of one of many complaints regarding this property since 2002. 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.