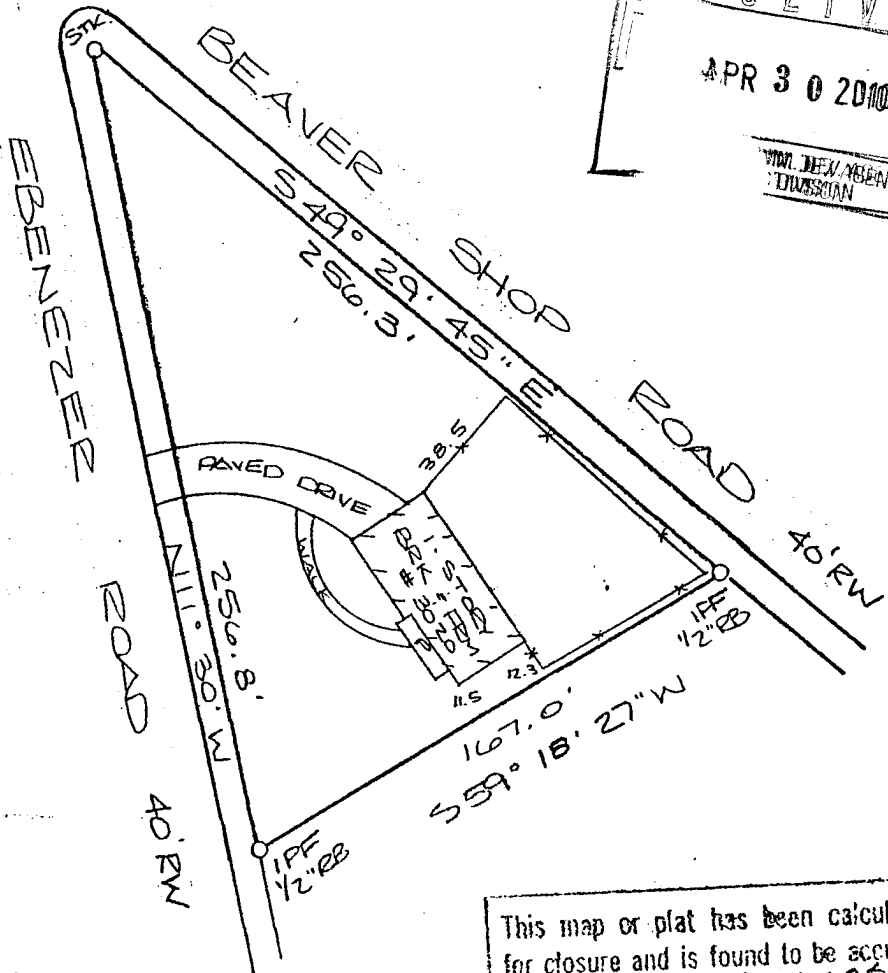
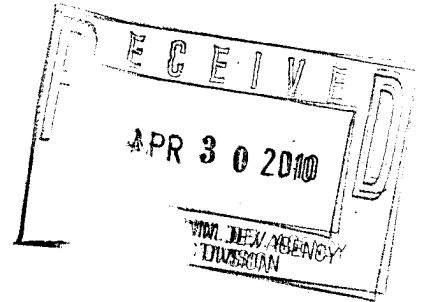


MAG. NORTH

LOT  
BLOCK  
UNIT  
SUB.

LUP-20  
(2010)

NOTATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE APPRAISER.



EQUIPMENT USED IN PREPARING THIS PLAT:  
HEWLETT PACKARD 86  
GUPPY GTS-10D  
100' STEEL TAPE

This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

TERRANCE CYNTHIA      H. B. SHEEHAN SHEEHAN

LAND LOT 484

16 TH DISTRICT 2ND SECT.

COBB

COUNTY, GEORGIA

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does not appear to be in an area having special flood hazards.

SCALE 1" = 60'

DATE: 6-5-95

REG. LAND SURVEYOR NO. 1751  
GEORGIA LAND SURVEYING CO., INC.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

*Josh L. Lewis, III*

NO. 141185

H & A

**APPLICANT:** Sandra D. Boshak  
770-321-6858

**REPRESENTATIVE:** Sandra D. Boshak  
678-591-9093

**TITLEHOLDER:** Sandra D. Boshak

**PROPERTY LOCATION:** Located at the southeasterly intersection  
of Ebenezer Road and Beaver Shop Road.  
(3020 Ebenezer Road)

**ACCESS TO PROPERTY:** Ebenezer Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-20

**HEARING DATE (PC):** 7-08-10

**HEARING DATE (BOC):** 7-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LUP

**PROPOSED USE:** Child and Family  
Counseling

**SIZE OF TRACT:** 0.41 acre

**DISTRICT:** 16

**LAND LOT(S):** 484

**PARCEL(S):** 13

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-15/ Boyce Farms subdivision
- SOUTH:** R-20/ Single-family house
- EAST:** R-15/ Boyce Farms subdivision
- WEST:** R-20/ Addison Elementary School

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

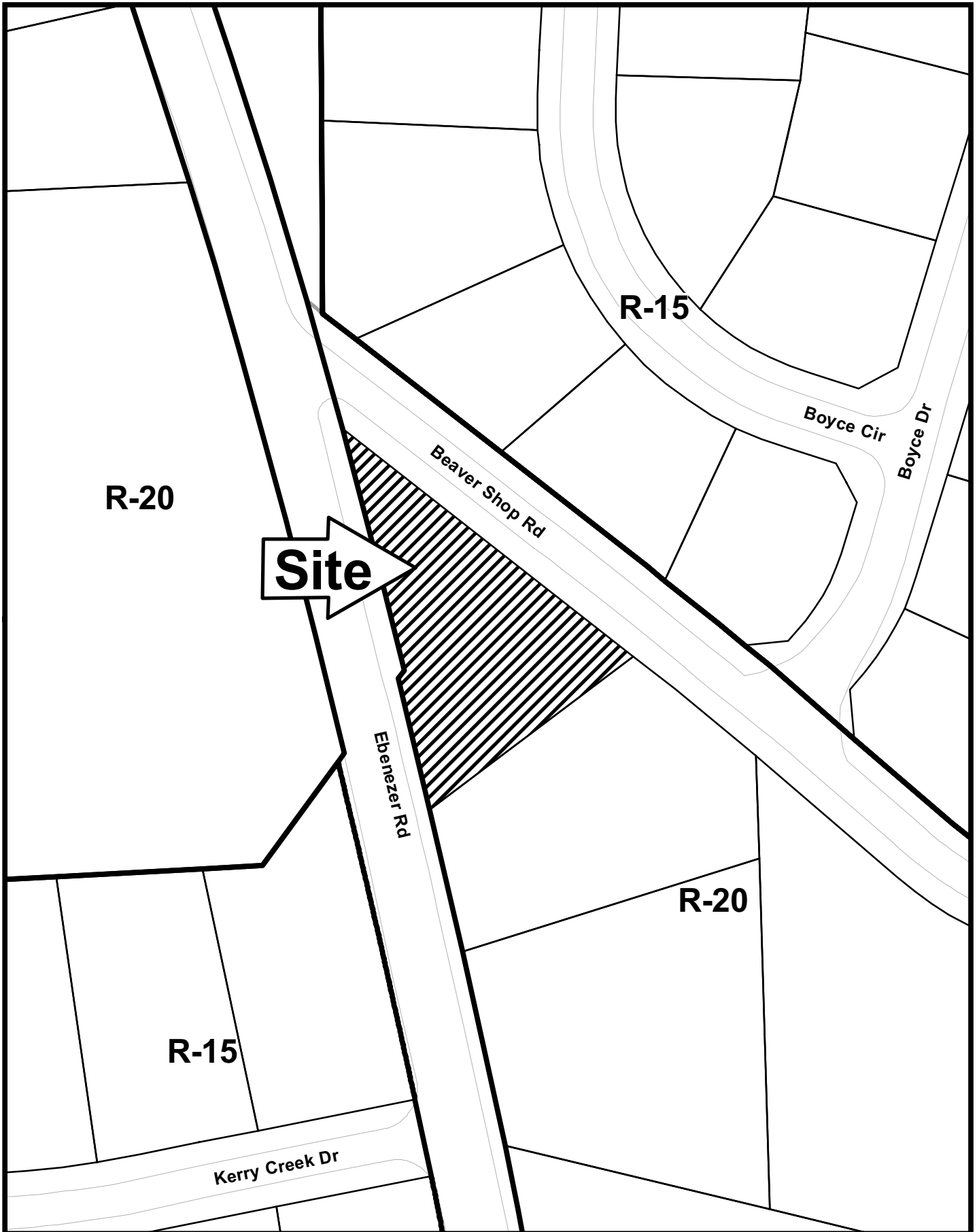
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

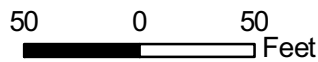
**STIPULATIONS:**



# LUP-20



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



City Boundary  
Zoning Boundary

APPLICANT: Sandra D. Boshak

PETITION NO.: LUP-20

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to have a Child Counseling office in this house. The business would be open Monday through Saturday from 3:00 p.m. to 8:00 p.m., and may have other hours as needed. There would be two employees with 2 to 6 clients coming to the house per day. The clients would park in the driveway. The applicant anticipates needing this LUP for 5 years. The applicant does not live in the house, and has stated there would be no signs, no deliveries, and no outdoor storage.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Water available and records show address connected. Sewer is available.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on right-of-way.

\*\*\*\*\*

**FIRE COMMENTS:**

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

There is no stormwater management provided for this older residential area. If approved, the site must retain it's residential character with no significant increase in impervious coverage.

## STAFF RECOMMENDATIONS

### **LUP-20      SANDRA D. BOSHAK**

The applicant's proposal is located in a residential area. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential area. 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.**