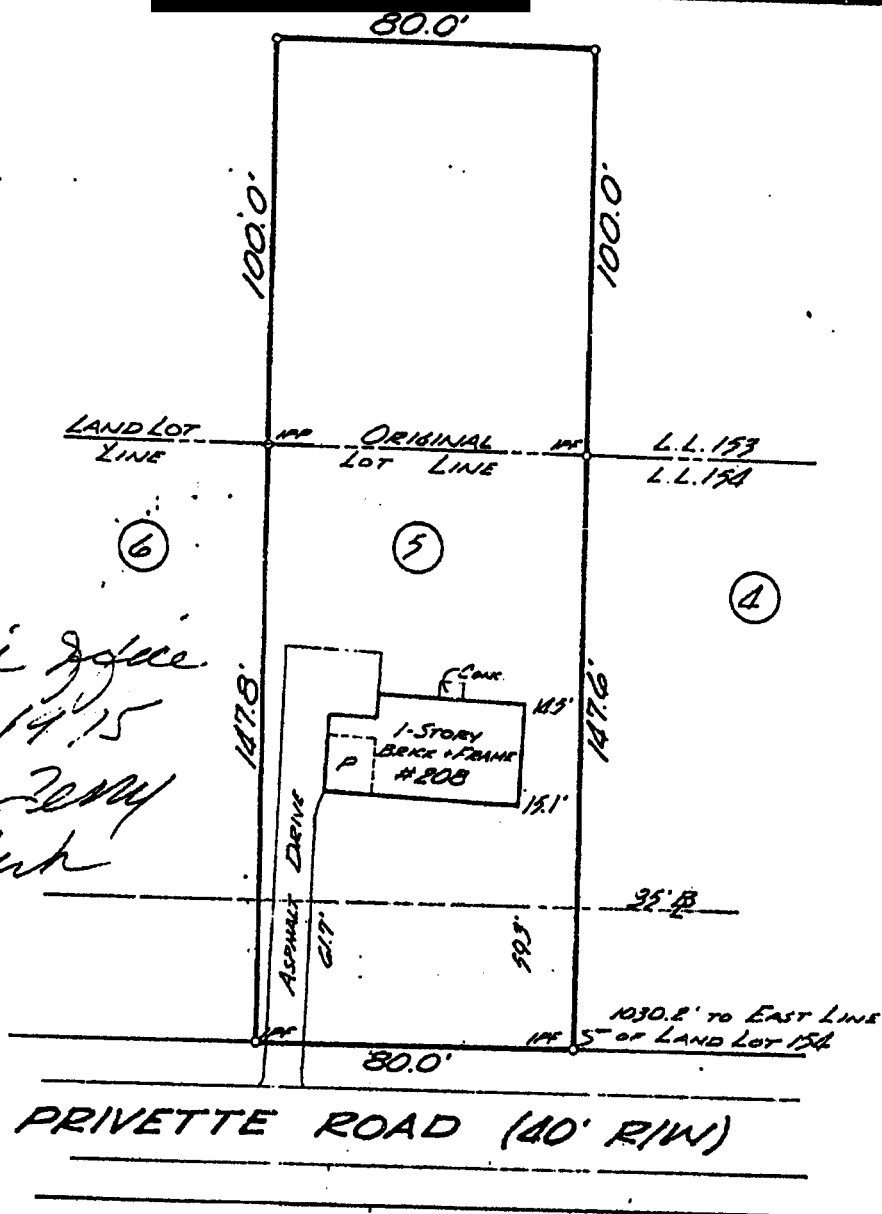


LUP-10
(2011)

IN



*Filed in office
Oct. 7, 1915
The Recorder
Clark*

P.B. 10 P. 124

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 BY LAW.

Richard E. Smith
MEMBER GA. ASSN. REG. LAND SURVEYORS.



KENCO

ENGINEERING AND
SURVEYING CO., INC.

Powder Springs, Georgia
943-2300

SURVEY FOR

VICTOR RAYDEN DANIEL

THOS. V. PRIVETTE SUBD.

REVISIONS

Lot 5 Block C

LAND LOTS - 154 & 153

DISTRICT - 17TH 2ND SECTION

COUNTY - COBB

STATE - GEORGIA

DATE 9/12/15

SCALE 1" = 40'

REVISIONS
9/10/15
CC - RW
DWN - 770 CHKD - RW
JOB NO.
C+5

APPLICANT: Daniel and Lisa Bond
678-334-3136

REPRESENTATIVE: Daniel Bond
678-334-3136

TITLEHOLDER: Russell L. Bond and Teresa A. Bond

PROPERTY LOCATION: On the north side of Privette Road,
west of Austell Road

ACCESS TO PROPERTY: Privette Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: High Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** City of Marietta Residential/Oakpointe Chase Subdivision
- SOUTH:** R-20/Thomas V. Privette Subdivision
- EAST:** R-20/Thomas V. Privette Subdivision
- WEST:** R-20/Thomas V. Privette 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-10

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use
Permit

PROPOSED USE: Allow More Motor
Vehicles And Adults Than County Code Allows

SIZE OF TRACT: 0.5 acre

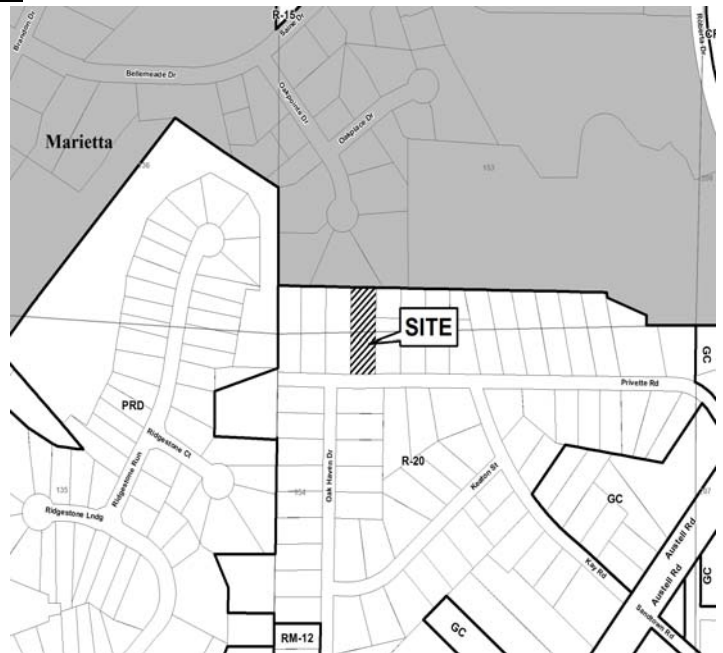
DISTRICT: 17

LAND LOT(S): 153, 154

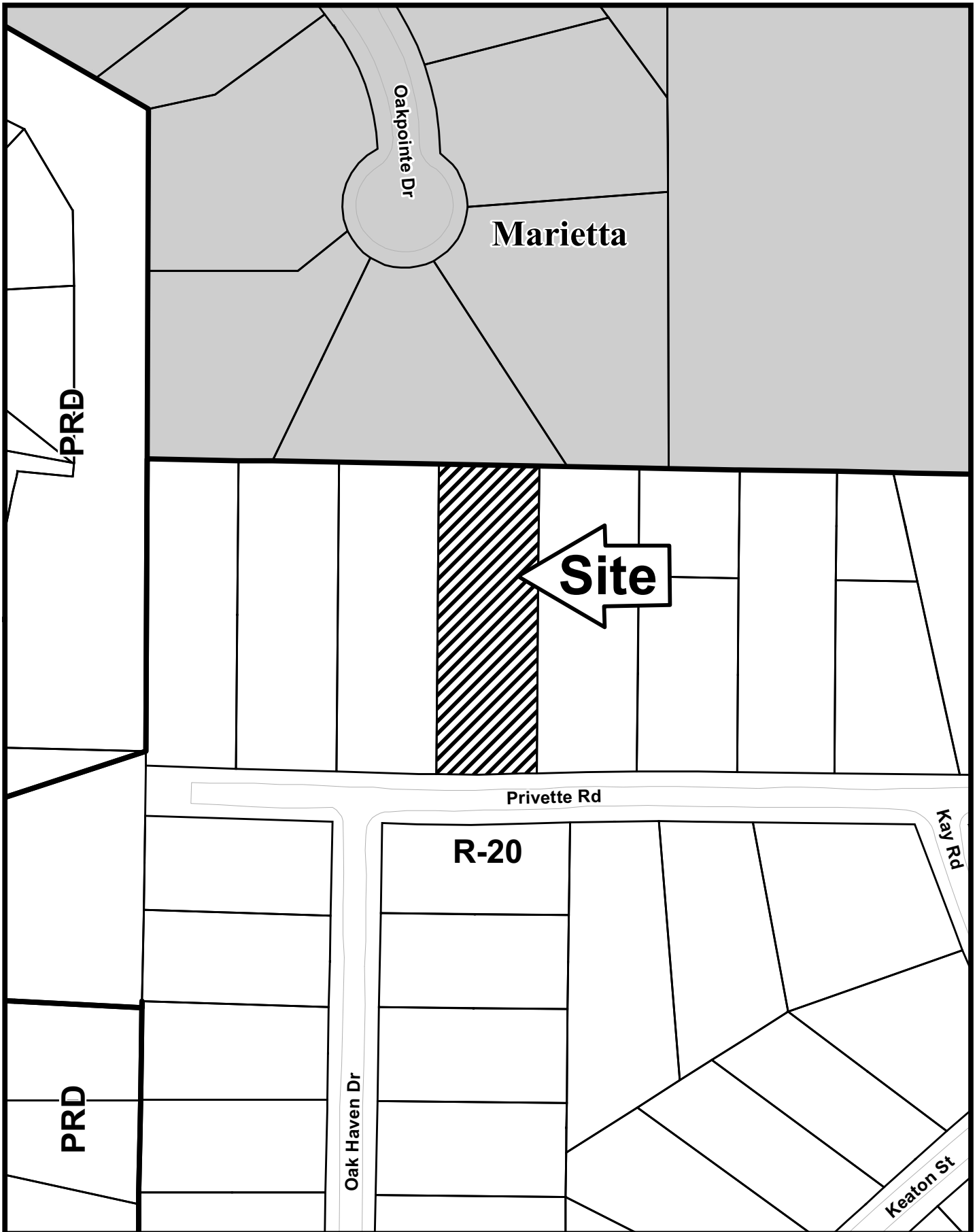
PARCEL(S): 14

TAXES: **PAID** **DUE**

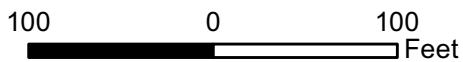
COMMISSION DISTRICT: 4





LUP-10



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Daniel and Lisa Bond

PETITION No.: LUP-10

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a land use permit for the purpose of allowing more than two adults to occupy a single-family dwelling. Applicants have moved in with Mr. Bond's parents and are asking to be allowed to live there in order to help care for Mr. Bond's father. Based upon information in the Tax Assessor's records, the house is 1,155 square feet and will only accommodate two adults and two vehicles per the ordinance requirement of 390 square feet per adult and vehicle. Applicant has submitted the attached document from Georgia Lung Associates, P.C. indicating the need for extra assistance at the home. This application is the result of a complaint received in the Code Enforcement Division.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Address connected to water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

FIRE COMMENTS:

GROUP HOME: 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: Daniel and Lisa Bond

PETITION NO.: LUP-10

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-10 DANIEL AND LISA BOND

The applicants' request is located within a platted subdivision and in an area designated as High Density Residential on the *Cobb County Comprehensive Plan*. Tax records reflect the square footage of the house to be 1,155 square feet and based on the Zoning Ordinance, 390 square feet is required for each adult. At this calculation, only two adults are allowed to live in the house. While there is an apparent need for the two extra family members to live in the house due to a health concern, if allowed to continue, the use could intensify over time and possibly encourage more requests of a similar nature in this single-family residential area. Based upon 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.

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PAGE

INTENTIONALLY

LEFT

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THIS DOCUMENT CONTAINS A BLUE BACKGROUND & SECURITY WATERMARK.

- C Bryce Hartley II, M.D., F.C.C.P.
- Stuart J. Simon, M.D., F.C.C.P.
- Aris Iatrigis, M.D., F.C.C.P.
- Steven E. Harris, M.D., F.C.C.P.
- Sriram I. Paramesh, M.D., F.C.C.P.
- Paul Zolty, M.D., F.C.C.P.
- Samuel Szumstein, M.D., F.C.C.P.
- Brett L. Sandifer, M.D., F.C.C.P.
- Brian J. Lock, M.D.
- C. Coy Lassiter, M.D.
- Jermaine M. Jackson, M.D.
- Chad I. Case, M.D.
- Chad E. Miller, M.D.
- Alexander Gluzman, M.D.
- Kathryn M. McMinn, M.D., F.C.C.P.
- Craig M. Patterson, M.D.
- Stephen J. Strazay, P.A.-C., F.A.A.P.A.
- Edward P. Mahan, P.A.-C., F.A.A.P.A.
- Christy Pearl Wilson, P.A.-C., F.A.A.P.A.
- Susan Rose Stempel, P.A.-C., F.A.A.P.A.
- James V. Waldron, P.A.-C., F.A.A.P.A.
- Ashley S. Waddell, P.A.-C., F.A.A.P.A.
- Bethany J. Bixler, P.A.-C., F.A.A.P.A.
- Michael W. Rayburn, P.A.-C., F.A.A.P.A.
- L. Rachel Jones, P.A.-C., F.A.A.P.A.
- Shari A. Seaman, P.A.-C., F.A.A.P.A.
- Luisa C. Bowzard, P.A.-C., F.A.A.P.A.
- Meghan Kirkland, P.A.-C., F.A.A.P.A.
- Amber Herring, P.A.-C., F.A.A.P.A.
- Gena L. Thompson, P.A.-C., F.A.A.P.A.
- Lindsay E. Greco, M.S.N., F.N.P.-B.C.
- Christa H. Chesewood, F.N.P.-B.C.
- Yodit K. Markos, F.N.-P.
- Robin A. Brackett, F.N.-P.



www.georgialung.com

Georgia Lung Associates, P.C.
Pulmonary and Critical Care Medicine
Sleep Medicine

Clinical Location
3820 Medical Park Dr., Austell, GA 30106 770/948-6041 Fax 770/739-5411
Clinical Location
400 Tower Road, Suite 200, Marietta, GA 30060 770/514-7550 Fax 770/514-1390

Name Russell Bond
Address _____
Date 3/25/2011

RX	MG	NO. or CC	SIG	REFILL & RX#
1.	<u>Mr. Bond requires extra</u>			
2.	<u>assistance and needs extra</u>			
3.	<u>people living with him at this</u>			
4.	<u>time. Thank you.</u>			

This prescription is authorized through _____
by J. Bond PAC _____ Physician Assistant

DRUGS TOTAL LABEL ALL MEDICATIONS _____ M.D.

THERMOCHROMIC INK & SECURITY FEATURES LISTED ON BACK.