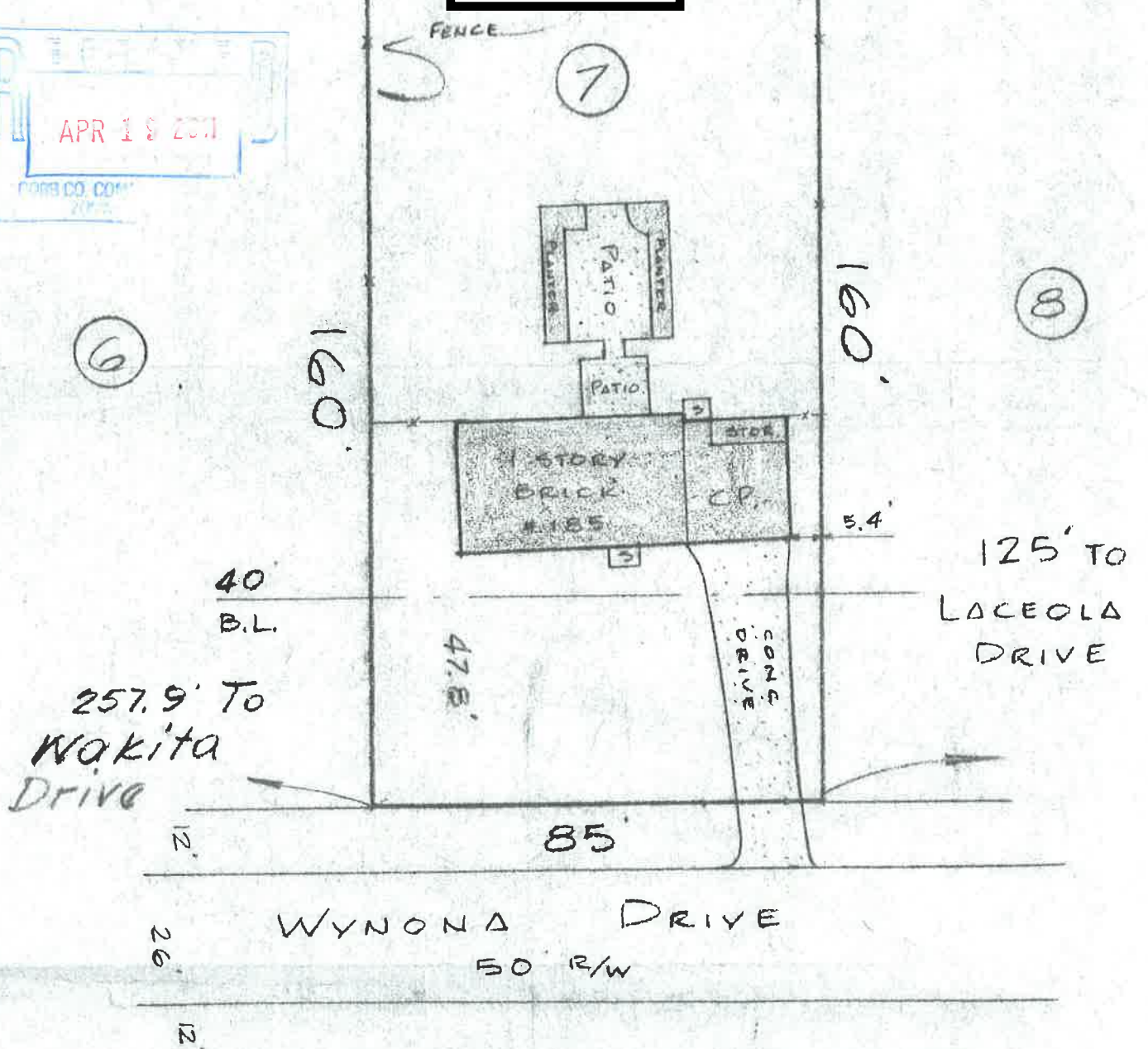


LUP-18
(2011)



257.9' To
Wakita
Drive

125' TO
LACEOLA
DRIVE

WYNONA DRIVE
50' R/W

I certify that this plat
is true and correct.
A.S. Giometti
L.S. #1125

Timothy Johnson and Edith D. Johnson
Lot 7 Block A Unit Four
Laceola Woods
LAND LOT 276 17 TH DISTRICT
2nd. Sec. Cobb COUNTY GEORGIA
SCALE: 1" = 30' DATE: 9-30-76
A. S. GIOMETTI & ASSOC. INC.
ATLANTA, GEORGIA

Dwn: D.T. Ckd: 92 N&S #959

APPLICANT: DeLois K. Beach
(770) 617-9998

PETITION NO: LUP-18

REPRESENTATIVE: DeLois K. Beach
(770) 617-9998

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

TITLEHOLDER: DeLois K. Beach

PRESENT ZONING: R-15

PROPERTY LOCATION: On the north side of Wynona Drive,
east of Wakita Drive and west of Laceola Lane

PROPOSED ZONING: Land Use
Permit

ACCESS TO PROPERTY: Wynona Drive

PROPOSED USE: Allow Four Adults
And Four Vehicles At Property

PHYSICAL CHARACTERISTICS TO SITE: Single-family
Residence

SIZE OF TRACT: .31 acre

DISTRICT: 17

LAND LOT(S): 276

PARCEL(S): 42

FUTURE LAND USE MAP: Low Density Residential

TAXES: PAID DUE

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 2

- NORTH:** City of Smyrna
- SOUTH:** R-15/Laceola Woods Subdivision
- EAST:** R-15/Laceola Woods Subdivision
- WEST:** R-15/Laceola Woods Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

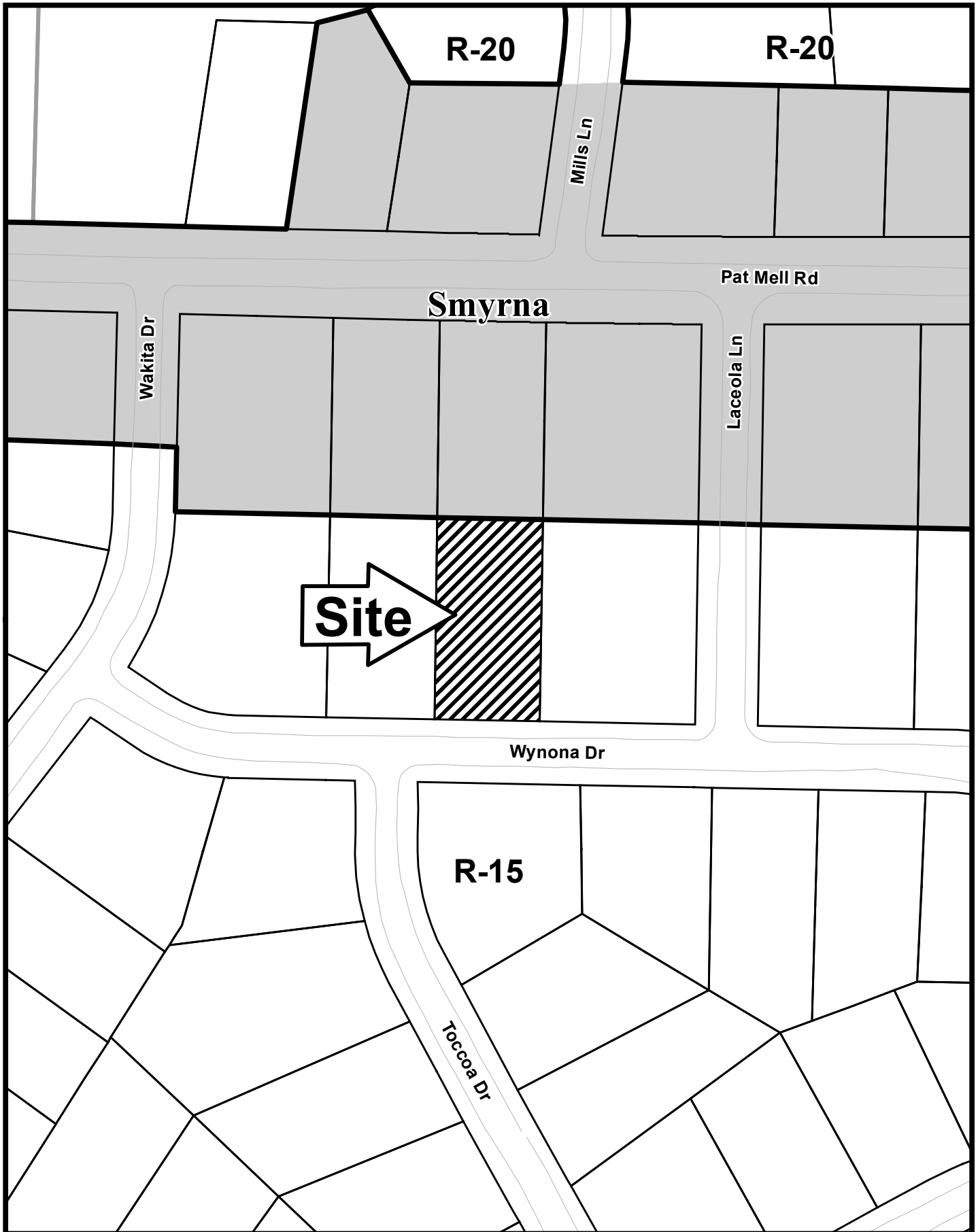
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

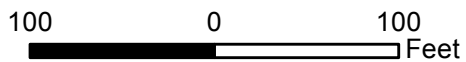
STIPULATIONS:





LUP-18



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



-  City Boundary
-  Zoning Boundary

APPLICANT: DeLois K. Beach

PETITION No.: LUP-18

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a land use permit for the purpose of allowing five adults and four vehicles at the residence. This application is the result of a complaint in the Code Enforcement Division. Based upon records from Code Enforcement, the applicant was made aware of the ordinance requirement of 390 square feet of living building square footage per adult and vehicle. The square footage indicated in the Tax Assessor's information is 1,091 square feet and only allow two adults and two vehicles are allowed per the ordinance..

Historic Preservation:

Cemetery Preservation:

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: DeLois K. Beach

PETITION NO.: LUP-18

PRESENT ZONING: R-15

PETITION FOR: LUP

DRAINAGE COMMENTS

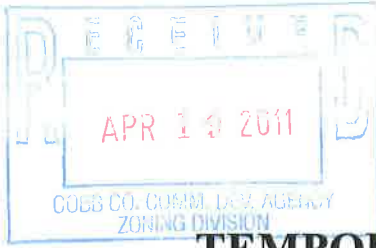
No comments.

STAFF RECOMMENDATIONS

LUP-18 DELOIS K. BEACH

The applicant's request is located within a platted subdivision and in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The Code Enforcement Division responded to a complaint and notified the applicant that only two adults and two vehicles would be allowed based upon the size of the house. 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.



Application #: LUP-18
 PC Hearing Date: 6-7-11
 BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? None
2. Number of employees? 0
3. Days of operation? 0
4. Hours of operation? 0
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
 Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: x ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):
0
9. Deliveries? No x ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes _____ ; No x
11. Any outdoor storage? No _____ ; Yes 1 (If yes, please state what is kept outside): utility shed Misc. items
12. Length of time requested: _____
13. Any additional information? (Please attach additional information if needed):

Applicant signature: DeLois K. Beach Date: 4/15/11

Applicant name (printed): DeLois K. Beach