

LUP-20
(2012)

NOTE: SIDE LINE MEASUREMENTS
NOT TO BE USED FOR SETTING
LOCATIONS.

JUL 25 2012

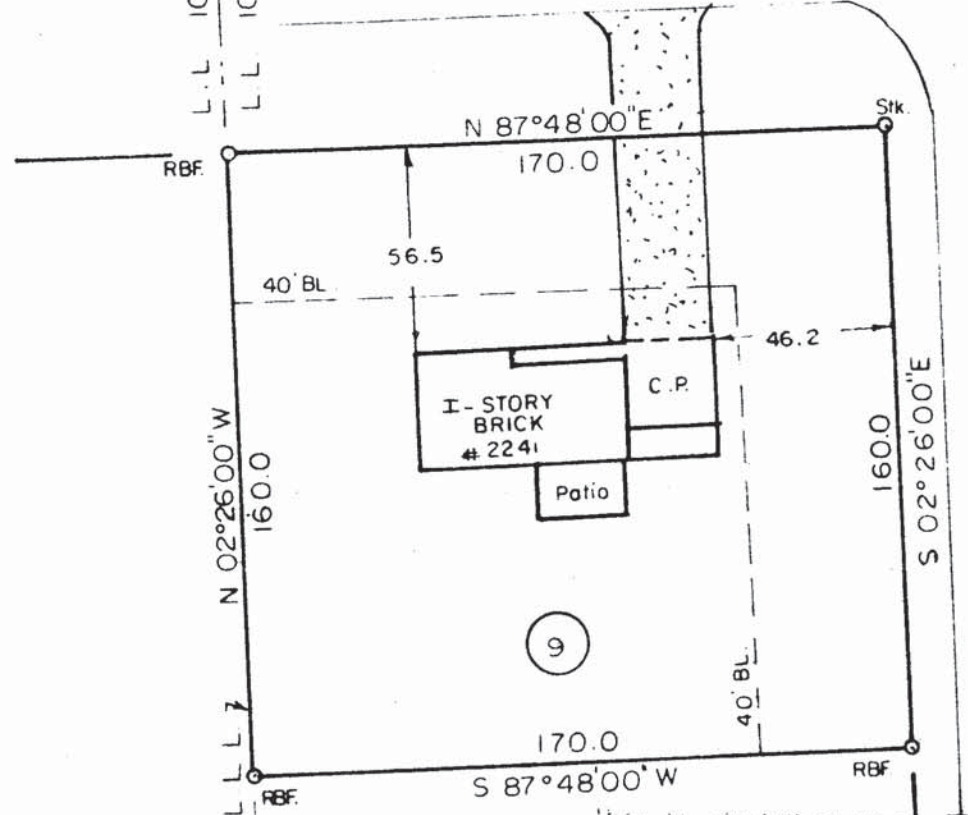
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



McDuffie Road 100' R/W

Driftwood Dr. 50' R/W

Magnetic North



I, the undersigned, being a duly qualified and licensed land surveyor, and being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey plat as the same appears on file in my office, and that the same is a true and correct copy of the original survey plat as the same appears on file in my office.

A. O. Carlile



GRAPHIC SCALE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET, AND AN ANGULAR ERROR OF _____ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN _____ FEET.

EQUIPMENT USED:
LEITZ SDM 3P TRANSIT

SURVEY FOR:
Harold J. Latulippe
LOT: 9 ROCKINGWOOD ESTATES S/D UNIT - 4
LOCATED IN LAND LOT 1065
19th. DISTRICT, 2nd. SECTION
COBB COUNTY, GEORGIA
DATE: 11/10/94 SCALE: 1" = 50'

REF. P.S. 25 PG. 196
COBB COUNTY RECORDS

THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING ANY SPECIAL FLOOD HAZARD CONDITIONS

A. O. CARLILE - LAND SURVEYOR
MARIETTA, GEORGIA
PH. (404) 422-3655

APPLICANT: Mary Ann Latulippe
770-380-3404

REPRESENTATIVE: Mary Ann Latulippe
770-380-3404

TITLEHOLDER: Mary Ann Latulippe

PROPERTY LOCATION: At the southwest intersection of
McDuffie Road and Driftwood Drive
(2241 McDuffie Road).

ACCESS TO PROPERTY: McDuffie Road

PHYSICAL CHARACTERISTICS TO SITE: One (1) story brick
house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ single-family homes
- SOUTH:** R-20/ Rockingwood Estates Subdivision
- EAST:** R-20/ Rockingwood Estates Subdivision
- WEST:** R-20/ single-family homes

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-20
HEARING DATE (PC): 10-02-12
HEARING DATE (BOC): 10-16-12
PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

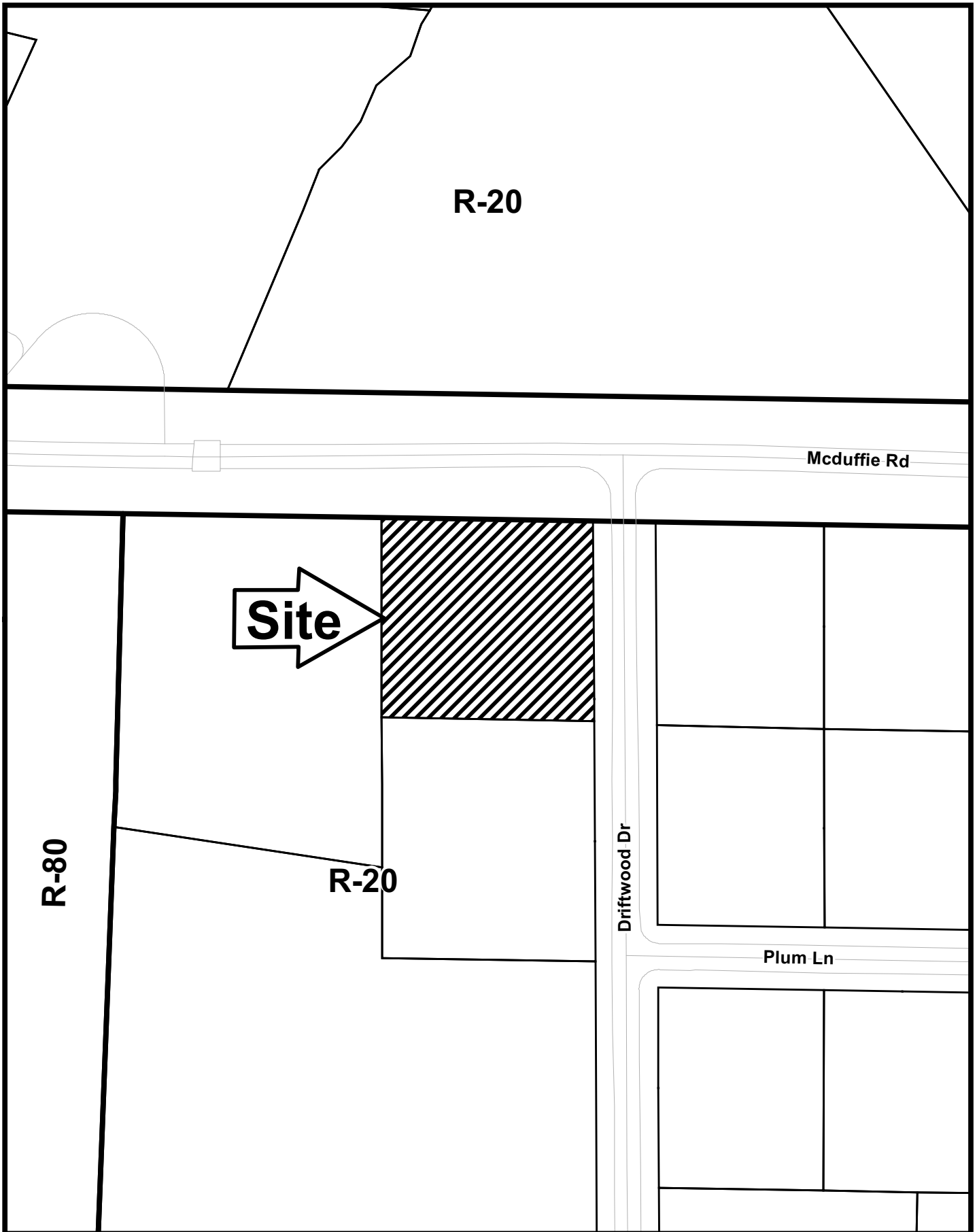
PROPOSED USE: Group Home

SIZE OF TRACT: 0.5 acre
DISTRICT: 19
LAND LOT(S): 1065
PARCEL(S): 10
TAXES: PAID X **DUE**

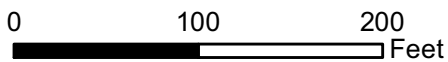
COMMISSION DISTRICT: 4





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: Mary Ann Latulippe

PETITION NO.: LUP-20

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) in order to continue operation of her group home of up to six (6) elderly clients. Operating from this location since 2005, the applicant was approached by Code Enforcement recently to review compliance with group home regulations as part of a larger County sweep of these businesses. It was determined that the LUP was necessary in order to provide services to more than the Code-allowed four (4) clients. Mrs. Latulippe operates the home 7 days a week, twenty four hours a day; providing a home-like environment to its elderly occupants. There are two (2) employees who operate the home daily and occasional visitors (friends, family members of the residents, and other professionals monitoring the occupants and/or operation) who visit a few times a week. Deliveries comprise of only daily postal service and monthly pharmacy deliveries. The applicant has submitted a petition in support signed by nearby neighbors.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Existing residential water and sewer customer (3/4" water meter).

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

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

PLANNING COMMENTS:

No comment.

APPLICANT: Mary Ann Latulippe

PETITION NO.: LUP-20

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

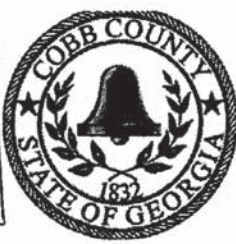
No comment.

STAFF RECOMMENDATIONS

LUP-20 MARY ANN LATULIPPE

The applicant is requesting a Temporary Land Use Permit (LUP) in order to continue operation of a group home of up to six (6) elderly adults. The applicant has stated that she has run this operation from this location since 2005 with all necessary inspections and approvals she was asked to obtain. As part of a recent Code Enforcement Division sweep of these businesses, it was determined that the applicant would require approval of a LUP in order to continue operating her home that services more than the Code-allowed four (4) residents. Located within a Low Density Residential future land use category on the *Cobb County Comprehensive Plan*, the applicant stresses that the outwardly appearance of her operation is no more than that of any other residence in the area with limited deliveries and only occasional visitors. Based on the above analysis, with consideration of the applicant's established operation at this location, staff recommends APPROVAL for 24 months of the applicant's request.

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 #: LWP-20
 PC Hearing Date: 10-2-12
 BOC Hearing Date: 10-16-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Personal Care Home
2. Number of employees? 2
3. Days of operation? 7 days: Monday - Sunday
4. Hours of operation? 24hrs
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 2
6. Where do clients, customers and/or employees park?
 Driveway: X ; 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.): None

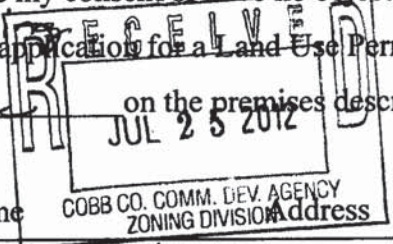
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
USPS - Monday - Saturday ; Pharmacy by car - Monthly
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: The Maximum allowed
13. Any additional information? (Please attach additional information if needed):
For up to 6 elderly adults.
*See Exhibit A for petition in support.

Applicant signature: Mary Ann LaTulippe Date: 7.18.12

Applicant name (printed): Mary Ann LaTulippe

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS LUP-20
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT Exhibit A

By signature, it is hereby acknowledged that I give my consent/or have no objection that A. Latulippe
Personal Care Home ^{Assisted Living} intends to make an application for a Land Use Permit for the purpose of
~~the person~~ Personal Care Home on the premises described in the application.



Signature	Printed name	Address
1. <u>Glen Henry</u>	<u>GLEN HENRY</u>	<u>2215 MC DUFFIER.</u>
2. <u>Allen Sanders</u>	<u>Heled Sanders</u>	<u>12170 Mc Duffier Rd</u>
3. <u>Emil J. Mir</u>	<u>Emily Riney</u>	<u>2333 McDuffie Rd</u>
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		