

**LUP-27
(2016)**

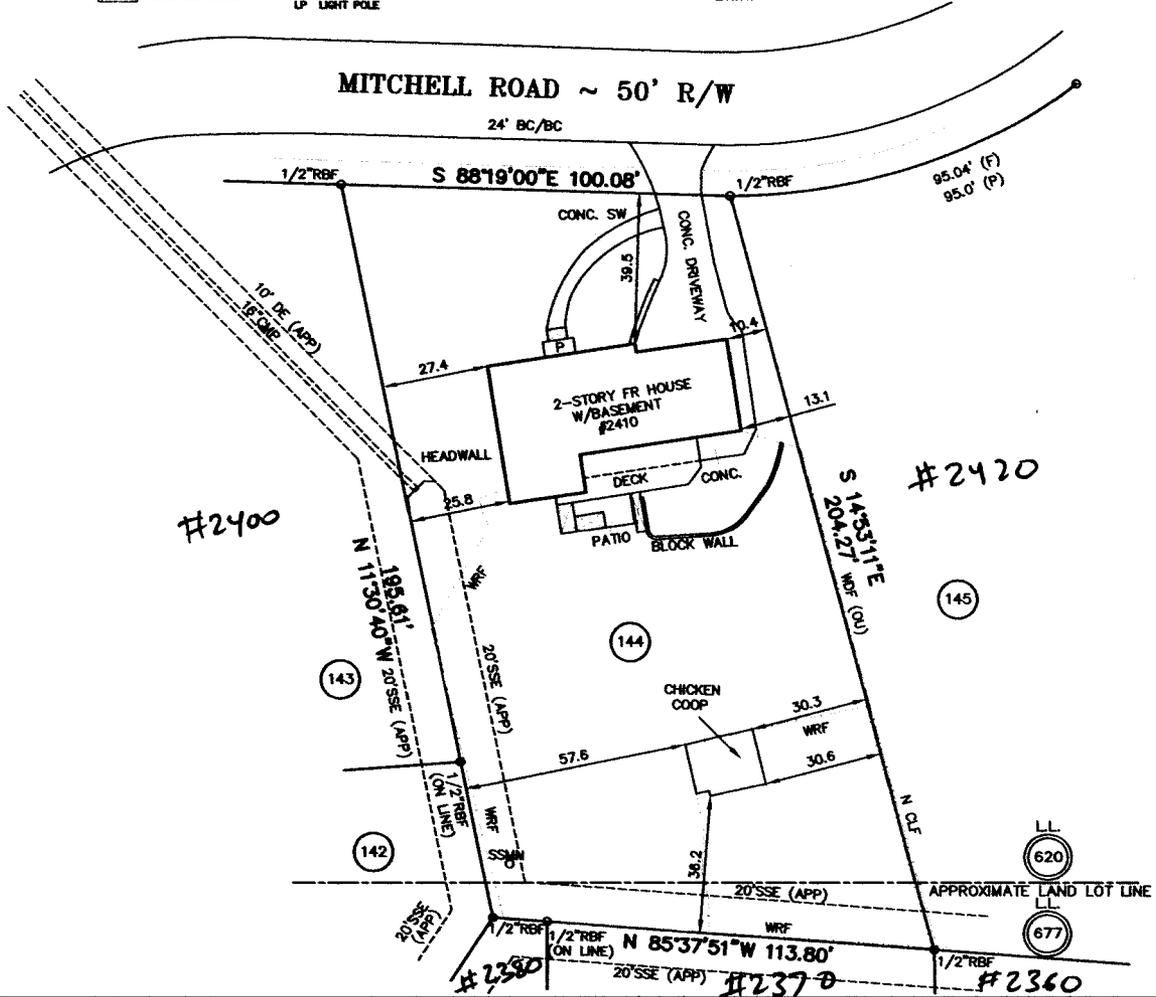
*** LEGEND ***



- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CO CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PWL POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAY
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- INDICATES STAIRS
- IP IRON PIPE
- IPS IRON PIPE SET
- OIP OPE
- CIP CIP
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING P
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WLF WOOD FENCE
- WIF WIRE FENCE
- WW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SH SH
- D DEED
- R RECORD
- F FIELD
- N NAILS
- BLS BUILDING LINE SETBACK
- LP LIGHT POLE

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDED. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



PROPERTY ADDRESS:
2410 MITCHELL ROAD
MARIETTA, GA 30062

LAND AREA:
0.470 AC
20502.42 SF

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:
MICHAEL CURTIS & CHRISTINA DISSER

LOT 144 BLOCK	
SUBDIVISION POST OAK SQUARE UNIT 1	
LAND LOTS 620 & 677 16TH DISTRICT 2ND SECTION	
COBB COUNTY, GEORGIA	
FIELD WORK DATE JUL 06, 2016	PRINTED/SIGNED JUL 12, 2016
PLAT BOOK 111 PAGE 24	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 14033 PAGE 35	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 60 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A NEP CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JP
COORD # 20161265
DWG # 20161265



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA STANDARDS AND REQUIREMENTS OF LAW.

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

PAPER FORMAT 11"x17"

70 LEBRON PARKWAY,
ATLANTA, GA 30384
FAX 404-861-0841
TEL 404-868-6747
DPO@SURVEYLANDEXPRESS.COM

APPLICANT: Christina Disser

PETITION NO: LUP-27

PHONE#: 678-978-6380 **EMAIL:** christinadisser@gmail.com

HEARING DATE (PC): 10-04-16

REPRESENTATIVE: Christina Disser

HEARING DATE (BOC): 10-18-16

PHONE#: 678-978-6380 **EMAIL:** christinadisser@gmail.com

PRESENT ZONING: R-20

TITLEHOLDER: Michael C. Disser, Christina Disser

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Mitchell Road, southwest side of Post Oak Tritt Road (2410 Mitchell Road)

PROPOSED USE: Poultry on less than two acres (four hens)

ACCESS TO PROPERTY: Mitchell Road

SIZE OF TRACT: .47 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: 2 Story frame house

LAND LOT(S): 620, 677

PARCEL(S): 46

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Post Oak Square Subdivision
SOUTH: R-20/ Post Oak Square Subdivision
EAST: R-20/ Post Oak Square Subdivision
WEST: R-20/ Post Oak Square Subdivision

Adjacent Future Land Use:

North: Low Density Residential (LDR)
Northeast: Low Density Residential (LDR)
South: Low Density Residential (LDR)
Southwest: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

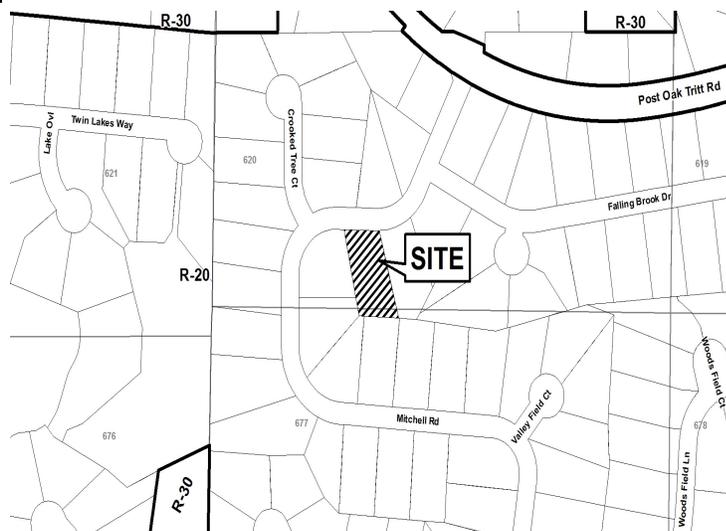
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

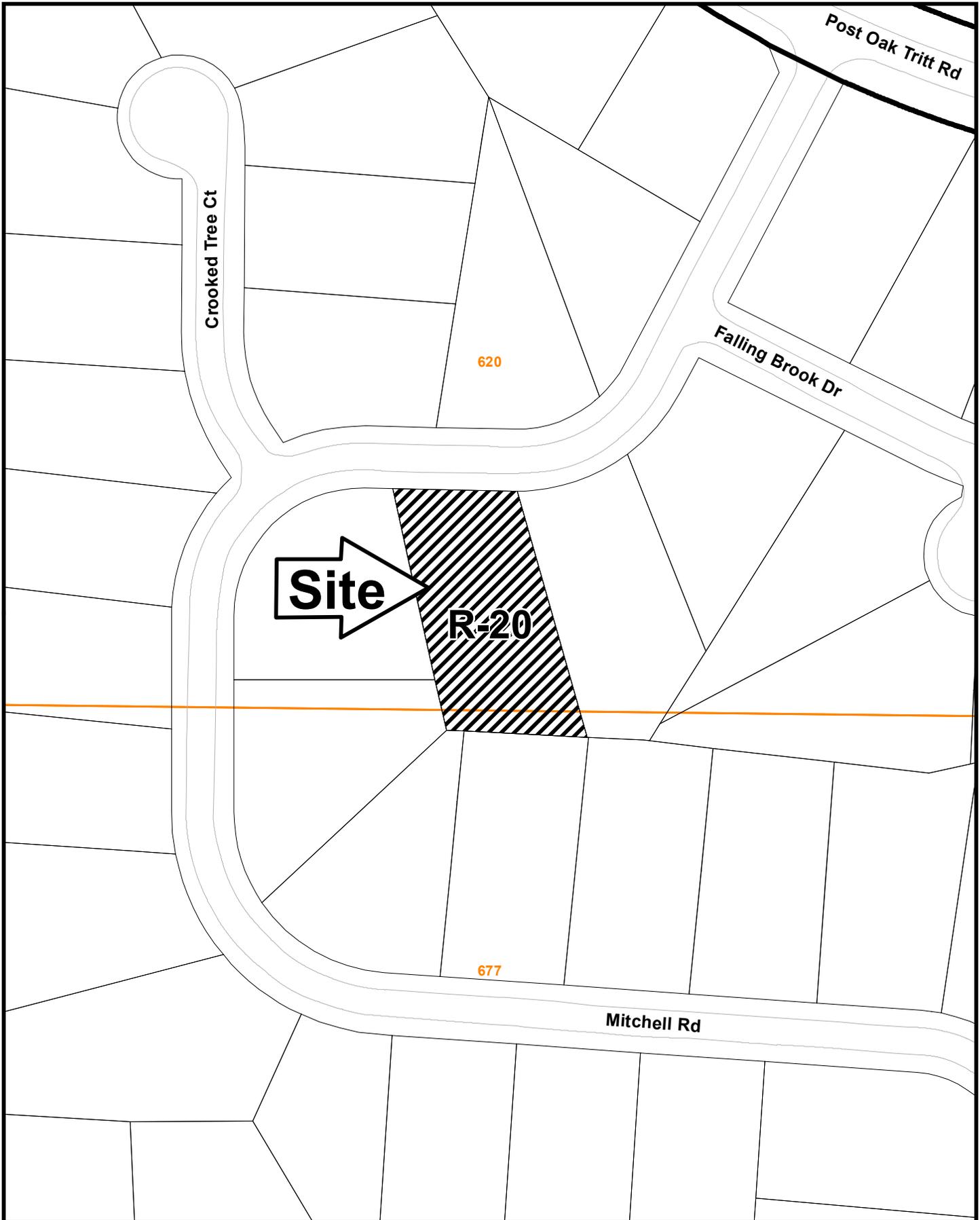
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

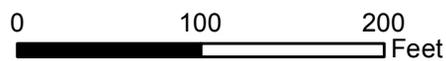
STIPULATIONS:



LUP-27-2016 GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Christina Dissler

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP-27

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a temporary land use permit in order to have backyard chickens. The applicant is requesting 4 hens and will convert an old playset to a coop. The coop will meet all setbacks and will be to the rear of the house. This application is a result of a Code Enforcement action.

Historic Preservation: No comment.

Cemetery Preservation: No comment

WATER & SEWER COMMENTS:

No comments. Property served by water and sewer.

TRAFFIC COMMENTS:

This request will not have an adverse impact on the transportation network.

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Cristina Disser

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

Chicken coop must be located at least 32 feet from rear property line to maintain 100 foot setback from adjacent stream and be above floodplain.

STAFF RECOMMENDATIONS

LUP- 27 CHRISTINA DISSER

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request may affect the safety, health or welfare of the surrounding neighborhood.
- (2) *Parking and traffic considerations.*
N/A
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
N/A
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
N/A
- (6) *Compatibility of the business use to the neighborhood.*
N/A
- (7) *Hours of operation.*
N/A
- (8) *Existing business uses in the vicinity.*
N/A
- (9) *Effect on property values of surrounding property.*
This request could have the potential to affect the property values in the area.
- (10) *Circumstances surrounding neighborhood complaints.*
This request was filed because of a Notice of Violation issued by Code Enforcement for livestock. The first notice was issued was issued March 29, 2016.
- (11) *Intensity of the proposed business use.*
N/A

LUP- 27 CHRISTINA DISSER (Continued)

(12)Location of the use within the neighborhood.

This property is located within a platted subdivision surrounded by residential uses.

Based on the above analysis and strict interpretation of the Code, Staff recommends **DENIAL** of the applicants 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.

Our chicken coop is located in the back section of our fenced backyard as shown on the survey provided. We have a large, wooded lot that is private and well shaded. The coop is 36.2 feet from our back property line and 30.6 feet from our property line to our left and 57.6 feet from our property line to our right.

The coop is a wooden structure that was previously a playset we built several years ago. The entire structure including the fenced in run is approximately 18' long by 15' wide and 7' tall. The coop has a ramp up to the enclosed roosting area where the hens sleep at night. Food and water is also provided in the coop. The run is enclosed using 1/2" hardware cloth that is buried 6" deep and runs along the bottom portion of the run up to a height of 4'. From the 4' mark continuing up and enclosing the run is poultry wire. Water and food is also provided in the run.

The smaller structure at the end of the run houses chicken feed (which is store in metal containers), tools and cleaning supplies.

Christina Disser

2410 Mitchell Rd

Marietta, GA 30062

LUP-27-2016

