

LUP-28
(2008)

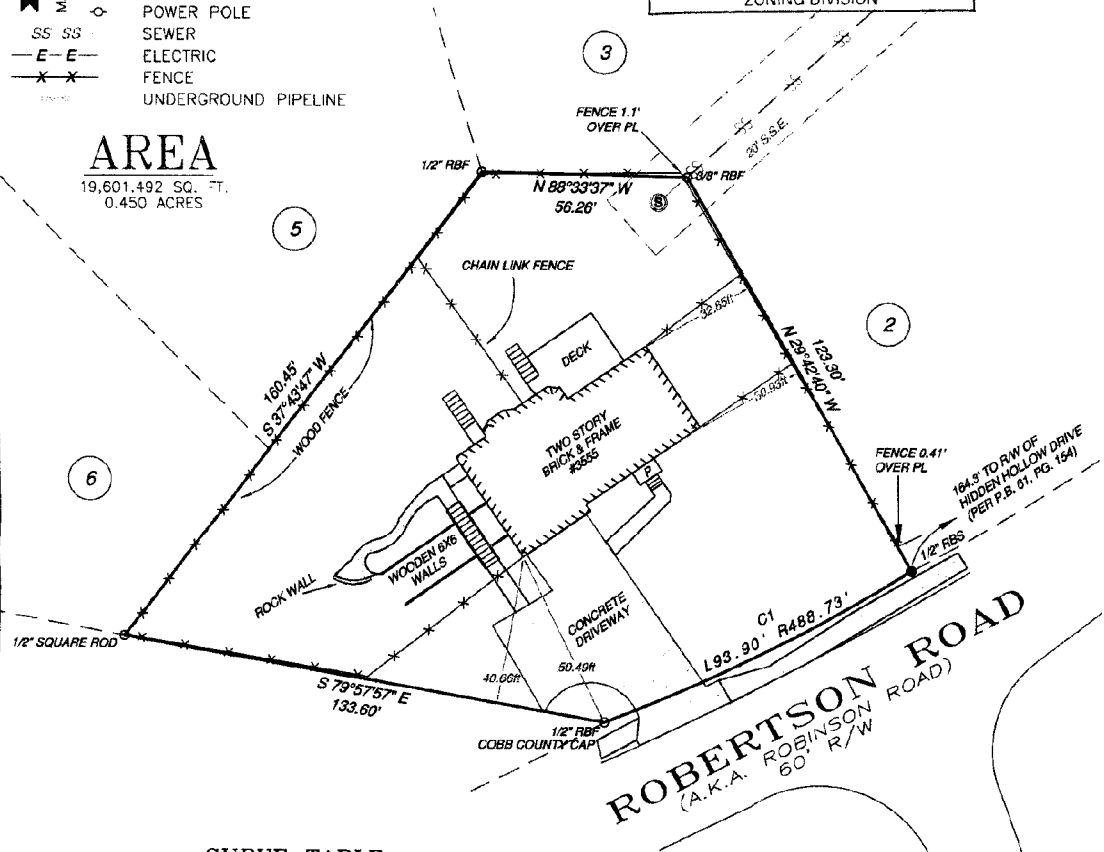
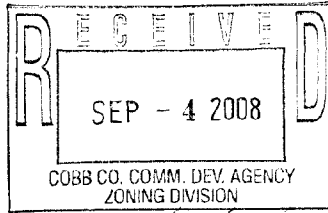
LEGEND

These standard symbols will be found in the drawing.

- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- ▲ CATCH BASIN
- DRAIN
- FIRE HYDRANT
- GUY WIRE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ POWER POLE
- SS SEWER
- E-E ELECTRIC
- X-X FENCE
- UNDERGROUND PIPELINE

AREA

19,601.492 SQ. FT.
0.450 ACRES



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	488.73'	93.90'	93.76'	N 63°36'30" E	11°00'30"

REFERENCE

PLAT BOOK 51, PAGE 154
DEED BOOK 12253, PAGE 403

FLOOD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13067C0055 F EFFECTIVE DATE: AUGUST 18, 1992

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 89,242 FEET. AN ELECTRONIC TOTAL STATION AND A 100' 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.



0' 30' 60' 90'



TYPE OF SURVEY: GEORGIA MINIMUM		DATE 8/13/08		GA. LAND SURVEYING CO., INC.	
PLAT PREPARED FOR: #3555 ROBINSON ROAD		SCALE 1" = 30'		LAND SURVEYING ~ LAND PLANNING	
MICHAEL K. DREWITZ				155 CLIFTWOOD DRIVE	
LIGIA M. MARTINEZ-DREWITZ				ATLANTA, GEORGIA 30328	
LAND LOT 979	16TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA	PHONE (404) 255-4671 FAX (404) 255-6607	
LOT 1	BLOCK A	UNIT	PHASE	IF THIS NOTE IS NOT IN COLOR, THESE PLANS ARE INVALID	
SUBDIVISION HIDDEN HOLLOW			PARTY CHIEF: J.J.		
			DRAFTED BY: J.J.		

Petition LUP-28

Search Tags <IMichael Drewitz, R-20, Robinson Road, Hidden Hollow Drive, Photography studio>

Michael Drewitz. 770-977-6900, represented by James A. Balli, Sams, Larkin & Huff LLP, 770-422-7016, requests a land use permit for the purpose of a Photography Studio.

Property is located on the northern side of Robinson Road, west of Hidden Hollow Drive (3555 Robinson Road); 16th District, Land Lot 979, Parcel 9.

Type of business: Photography studio

Number of employees: One

Proposed hours/days of operation: 9 a.m. – 5 p.m.; Monday – Friday.

Number of clients, customers or sales people: 15 – 20 / week

Where do clients, customers or sales people park: Driveway

Signs: No

Number of vehicles: 2

Type of vehicles: SUV, car

Deliveries: Yes, 2 per week (tops)

Does applicant live in house: Yes

Any outdoor storage: No

Storage of inventory: Photos within office

Additional relevant information: See attached stipulation letter, and Exhibit A

Size of tract is 0.45 acres

Current zoning: R-20

Contiguous zoning is: *North*: R-20 (Hidden Hollow subdivision); *East*: R-20 (Hidden Hollow subdivision); *South*: R-20 (Fox Hollow subdivision); *West*: R-20 (Hidden Hollow subdivision).

Current land use is Low Density Residential.

Case manager is Paul Frickey

Planning Commissioner is Christi Trombetti

District Commissioner is Tim Lee

Proposed use: Photography Studio.

Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

Staff recommends:

The applicant's proposal is located in a platted subdivision. 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. Additionally, this application is the result of a complaint.

ECCA position: NO ACTION. *Applicant has quietly run his business from this location for a number of years with no complaints. His neighbors support him.*

Planning Commission Action: CONTINUED *until the December 2, 2008 Planning Commission zoning hearing.*

Planning Commission Recommendation (December, unofficial): Withdrawn without prejudice *(See LUP-3, 2009).*

Board of Commissioners Action (December, unofficial): Withdrawn without prejudice *(See LUP-3, 2009).*