

LUP-28
(2012)

* LEGEND *

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	DTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CS	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
VI	YARD INLET	CP	CALCULATED POINT
HW	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WOF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WEATHER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPENT
APR	AS PER RECORD	BR	BRICK
APF	AS PER FIELD	FR	FRAME
BC	BACK OF CURB	WD	WOOD
EP	EDGE OF PAVEMENT	SN	SIGN
EB	ELECTRIC POWER BOX	P	PLAT
EM	ELECTRIC METER	D	DEED
QM	GAS METER	R	RECORD
QV	GAS VALVE	F	FIELD
WM	WATER METER	N	NBORS.
WV	WATER VALVE		
OH	OVERHANG		
OU	OWNERSHIP UNCLEAR		

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 RECORDABLE. 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.

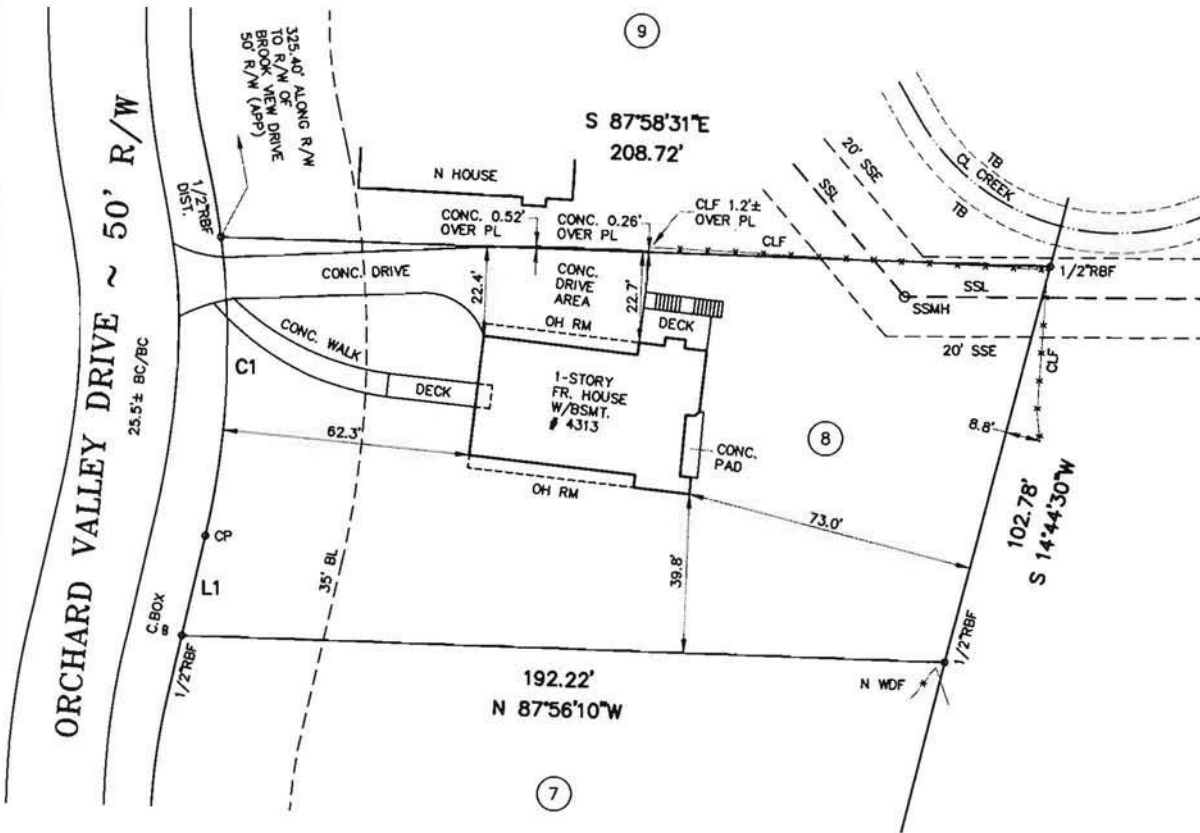
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. 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.



CURVE RADIUS LENGTH CHORD CH BEARING
C1 208.76' 75.45' 75.04' N 02°54'01"E

COURSE BEARING DISTANCE
L1 N 13°15'16"E 25.59'



PROPERTY ADDRESS:
4313 ORCHARD VALLEY DR.
ATLANTA, GA 30339

PLAT PREPARED FOR:

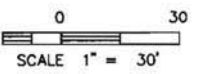
SIMON FOWLER

LOT 8	BLOCK
SUBDIVISION	VINING HEIGHTS SECTION EIGHT UNIT
LAND LOT 819	17TH DISTRICT 2ND SECTION
COB COUNTY, GEORGIA	
FIELD WORK DATE	SEP 28, 2012 PRINTED/SIGNED OCT 01, 2012
PLAT BOOK 67	PAGE 179
DEED BOOK 11347	PAGE 296
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



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 OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 1/2" 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.



COORD # 20120622
DWG # 20120622

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

P.O. BOX 420316
ATLANTA, GA 30342
FAX 404-601-0941
TEL 404-252-5747
DTP@SURVELANDEXPRESS.COM

APPLICANT: Simon Fowler
770-434-7777

REPRESENTATIVE: Simon Fowler
770-434-7777

TITLEHOLDER: Simon Fowler and Robbin R. Fowler

PROPERTY LOCATION: East side of Orchard Valley Drive,
southwest of Brookview Drive
(4313 Orchard Valley Drive).

ACCESS TO PROPERTY: Orchard Valley Drive

PHYSICAL CHARACTERISTICS TO SITE: One (1) story house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Vinings Heights Subdivision
- SOUTH:** R-20/Vinings Heights Subdivision
- EAST:** R-30/Vinings Heights Subdivision
- WEST:** R-20/Vinings Heights 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-28

HEARING DATE (PC): 12-04-12

HEARING DATE (BOC): 12-18-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Increase number of cars
 allowed to park at property

SIZE OF TRACT: 0.453 acre

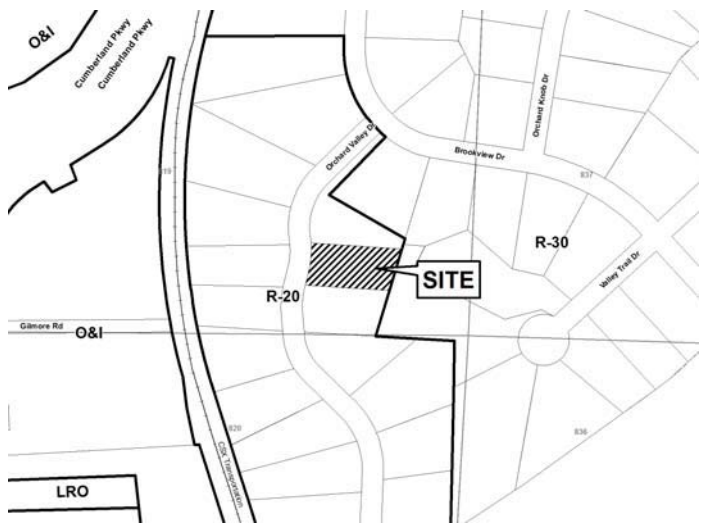
DISTRICT: 17

LAND LOT(S): 819

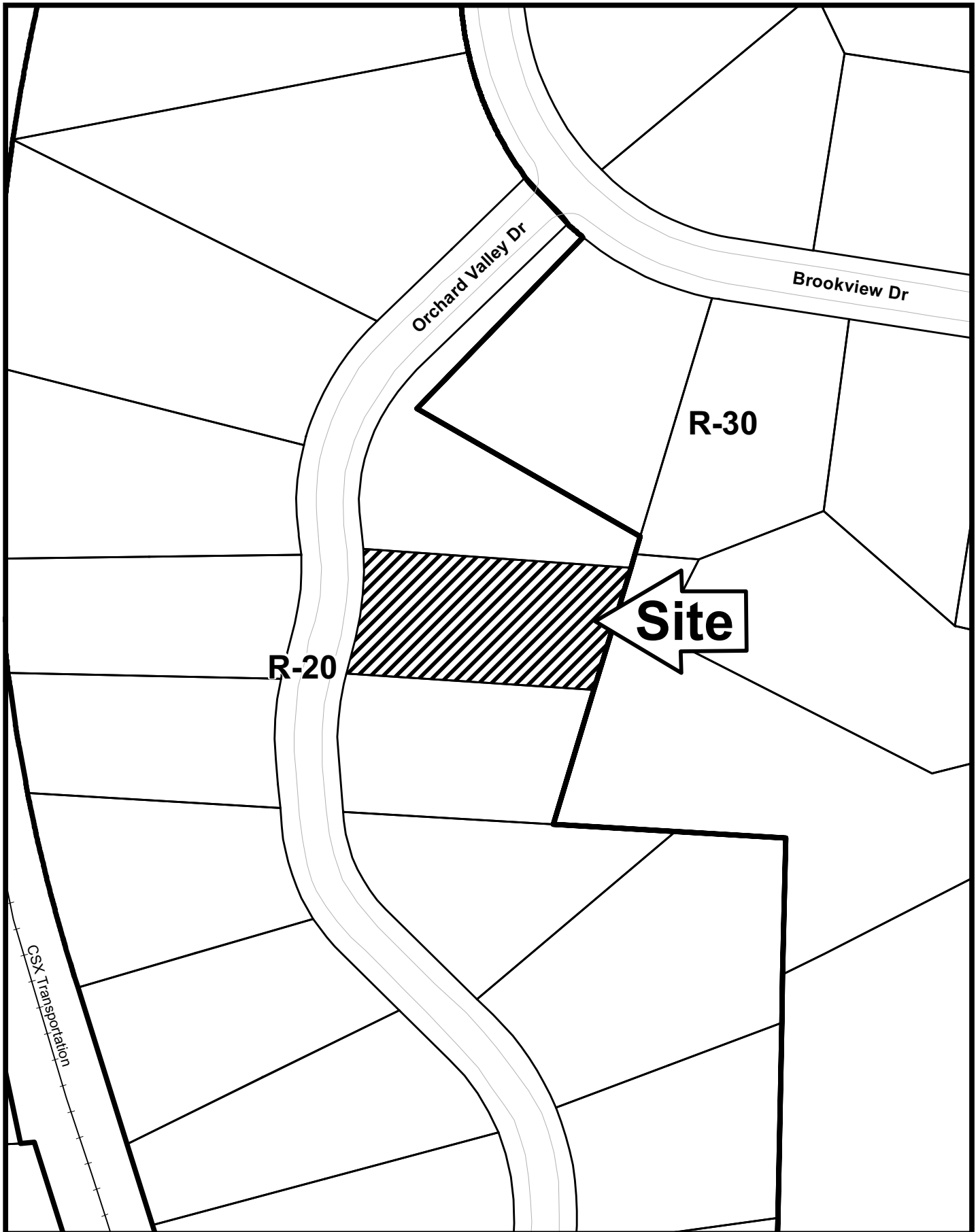
PARCEL(S): 39

TAXES: PAID X **DUE**

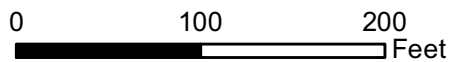
COMMISSION DISTRICT: 2





LUP-28



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Simon Fowler

PETITION NO.: LUP-28

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) for the number of cars parked outside on his property. Resulting from a Code Enforcement Notice, the applicant was informed that the Code allows no more than three (3) vehicles to be parked outside a carport or garage on his property. With seven (7) adults in the household, this translates to seven (7) vehicles. Square footage calculations of the home would allow up to nine (9) adult family members and vehicles but no more than three (3) parked outside.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

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:

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: Simon Fowler

PETITION NO.: LUP-28

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-28 SIMON FOWLER

The applicant's proposal is located in a platted subdivision (Vinings Heights). The property is located in an area designated as Very Low Density Residential on the *Cobb County Comprehensive Plan*. The use could intensify over time, and could possibly encourage more requests for this type of use in this residential subdivision. Based on 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-28
PC Hearing Date: 12/4/12
BOC Hearing Date: 12/18/12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Home
 2. Number of employees? N/A 7 Adults
 3. Days of operation? All week
 4. Hours of operation? 24hrs
 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: ; 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.): 7 cars

 9. Deliveries? No ; 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 _____
 11. Any outdoor storage? No ; Yes _____. (If yes, please state what is kept outside): _____

 12. Length of time requested: 2 years

 13. Any additional information? (Please attach additional information if needed):
Our daughter and her family are currently living with us. With our 4 cars, we have exceeded the 4 cars parked uncovered allowed by the Cobb County Code
- Applicant signature: Simon Fowler Date: 3 Oct 2012
- Applicant name (printed): Simon Fowler