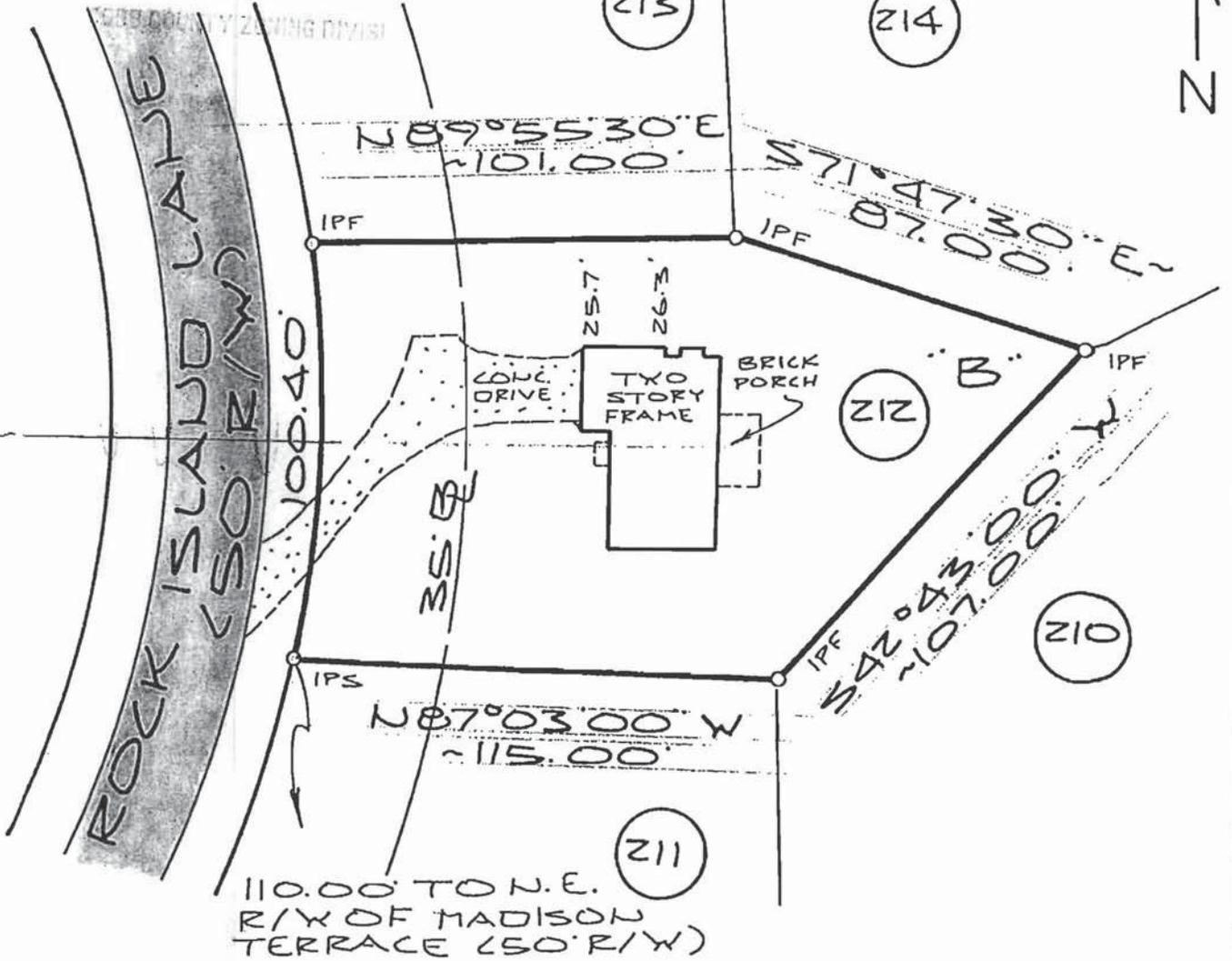


LUP-25  
(2014)

2014 JUN -5 PM 5:04



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN  $10,000 \pm$  FEET, AND AN ANGULAR ERROR OF  $07''$  PER ANGLE POINT, AND WAS ADJUSTED BY USING CRANDALL'S RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  $100,000 \pm$  FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

4602 ROCK ISLAND LANE  
ACWORTH, GA.

**McCLUNG SURVEYING INC.**



PROPERTY OF  
STEVEN M. McBRIDE  
KIM McBRIDE

LOT Z12, BLOCK "B"  
UNIT THREE - SECTION TWO  
PARKWOOD COMMONS  
LAND LOT 20 (FORMERLY  
BRIDGEWATER  
DISTRICT 20TH SECTION 2ND TRACE  
COUNTY COBB  
GEORGIA  
DATE 7-23-96 SCALE 1" = 40'

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

*Perry E. McClung*  
Perry E. McClung, Surveyor

Fences should not be placed using side dimensions from house.

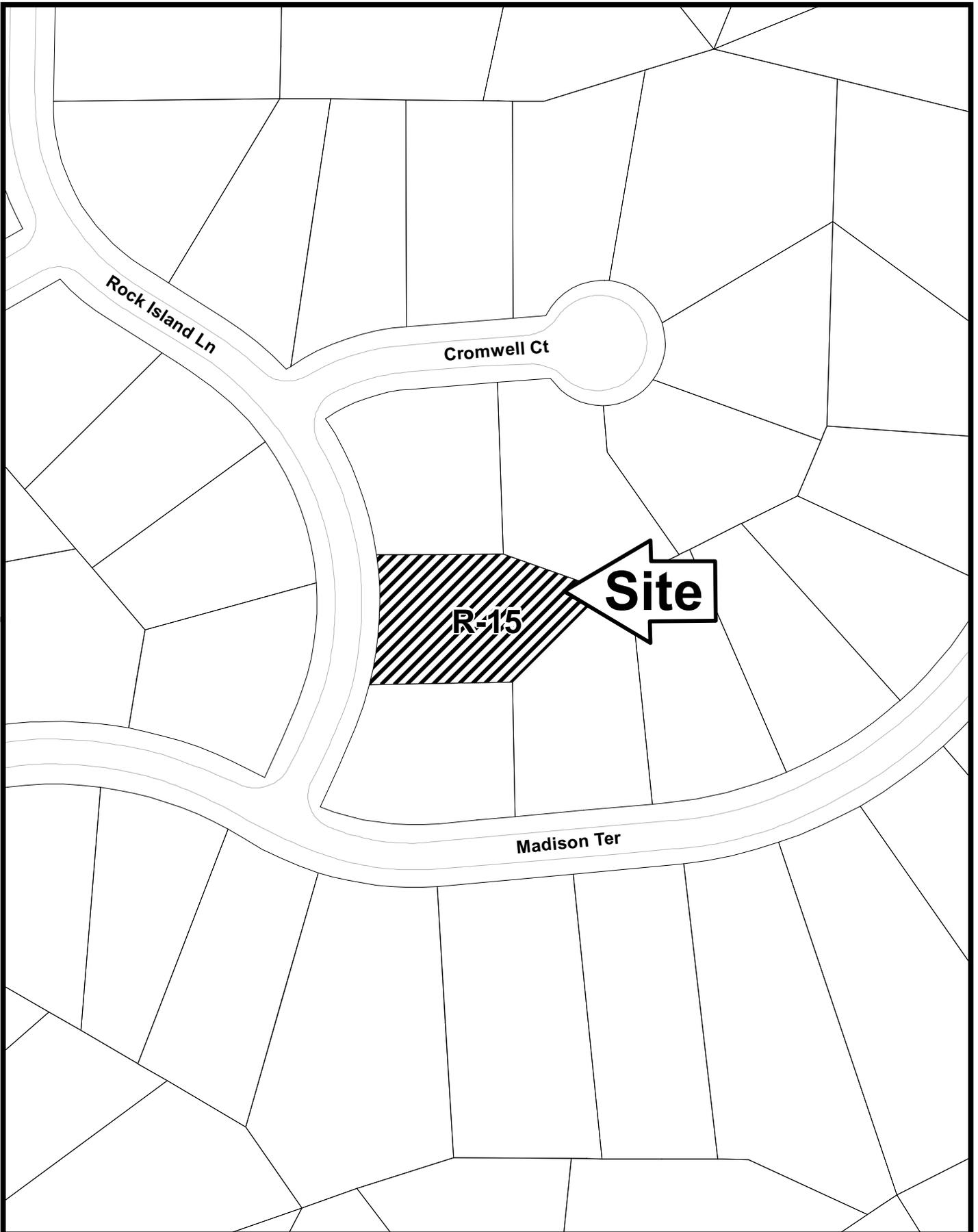
PB 105 PG 33

R.S.

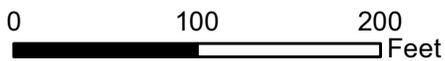
2815 P



# LUP-25



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Kim McBride  
**PRESENT ZONING:** R-15

**PETITION NO.:** LUP-25  
**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 6-7 vehicles regularly parked at the property outside of a garage, carport or the like. Per the County Code there shall be no more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the single-family dwelling unit exists. There shall be a maximum of three or less (of the total) parked outside of a garage, carport or the like for properties zoned R-15. The applicant is requesting approval for 24 months. This application is a result of a compliant received by the Cobb County Code Enforcement Division.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comment.

\*\*\*\*\*

**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: Kim McBride**

**PETITION NO.: LUP-25**

**PRESENT ZONING: R-15**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comment.

## STAFF RECOMMENDATIONS

**LUP-25      KIM MCBRIDE**

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 6-7 vehicles regularly parked at the property outside of a garage, carport or the like. Per the County Code there shall be no more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the single-family dwelling unit exists. There shall be a maximum of three or less (of the total) parked outside of a garage, carport or the like for properties zoned R-15. The tax record reflects 2498 square feet of total living space, which would allow a maximum of 6 vehicles to be parked at the property on regular bases. The applicant has no garage, carport or any other enclosed structure to park personal use vehicles. There have been 2 complaints in the past 2 years. A citation for single family dwelling was issued and applicant pled guilty. The applicant was also placed on notice for parking vehicles in the grass. Cobb County Department of Transportation recommends that there shall be no parking on the right of way. The applicant is requesting approval for 24 months. The property is located in a platted subdivision (Parkwood Commons (was Bridgewater Trace) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned R-15. Based on the above analysis, and strict interpretation of the Cobb County Code of Ordinance, 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.**

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2014 JUN -5 PM 5:03



Application #: LW-25  
PC Hearing Date: 8-5-14  
BOC Hearing Date: 8-19-14

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 1
2. Number of related adults in the house? 5
3. Number of vehicles parked on the driveway? 3-4
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 3
6. Does the property owner live in the house? Yes  ; No
7. Any outdoor storage? No  ; Yes  (If yes, please state what is kept outside): SHEDS - LAWN EQUIP BOATS
8. Length of time requested (24 months maximum): 24 MONTHS
9. Is this application a result of a Code Enforcement action? No  ; Yes  (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
10. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Kim McBride Date: \_\_\_\_\_

Applicant name (printed): KIM MCBRIDE

**ZONING STAFF USE ONLY BELOW THIS LINE**

Zoning of property: \_\_\_\_\_

Size of house per Cobb County Tax Assessor records: \_\_\_\_\_

Number of related adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of unrelated adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed to be parked outside: \_\_\_\_\_ Number of vehicles permitted \_\_\_\_\_