

LUP-35
(2014)

SURVEY NOTES

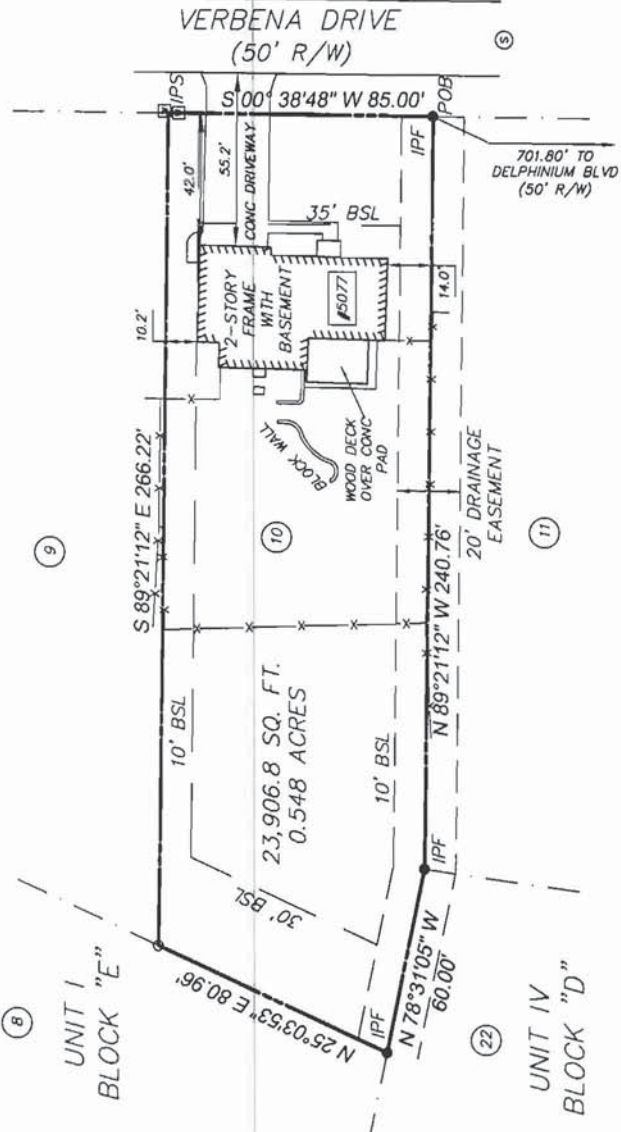
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,682 FEET.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. DATE(S) OF FIELD SURVEY: AUGUST 27, 2014
8. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.



RETRACEMENT SURVEY FOR:

KEITH HENRICH

LAND LOT 74	LOT 10, BLOCK "D"
DISTRICT 16	CHESTNUT HILL
SECTION 2	SUBDIVISION
COBB COUNTY, GA	PLAT BK 112, PG 61
SCALE 1" = 40'	DATE 08/28/14
	PROJECT NO. 20140828
	SHEET 1 OF 1



LANDPRO

SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 TELE: 404-386-2170
 FAX: 678-213-1519
 WWW.LANDPROSURVEYING.COM
 COPYRIGHT 2014

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



JAMES H. RADER - GEORGIA RLS# 3033

APPLICANT: Keith Henrich

PETITION NO: LUP-35

PHONE#: (770) 846-7849 **EMAIL:** khenrich@bellsouth.net

HEARING DATE (PC): 11-04-14

REPRESENTATIVE: Keith Henrich

HEARING DATE (BOC): 11-18-14

PHONE#: (770) 846-4849 **EMAIL:** khenrich@bellsouth.net

PRESENT ZONING: R-15

TITLEHOLDER: Keith E. Henrich and Helen M. Henrich

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: West side of Verbena Drive, north of Delphinium Boulevard (5077 Verbena Drive).

PROPOSED USE: Allow More Vehicles than County Code Permits

ACCESS TO PROPERTY: Verbena Drive

SIZE OF TRACT: 0.548 acre

PHYSICAL CHARACTERISTICS TO SITE: 2 story frame with basement

DISTRICT: 16

LAND LOT(S): 74

PARCEL(S): 49

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Chestnut Hill Subdivision
- SOUTH:** R-20/ Chestnut Hill Subdivision
- EAST:** R-20/ Chestnut Hill Subdivision
- WEST:** R-20/ Chestnut Hill Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

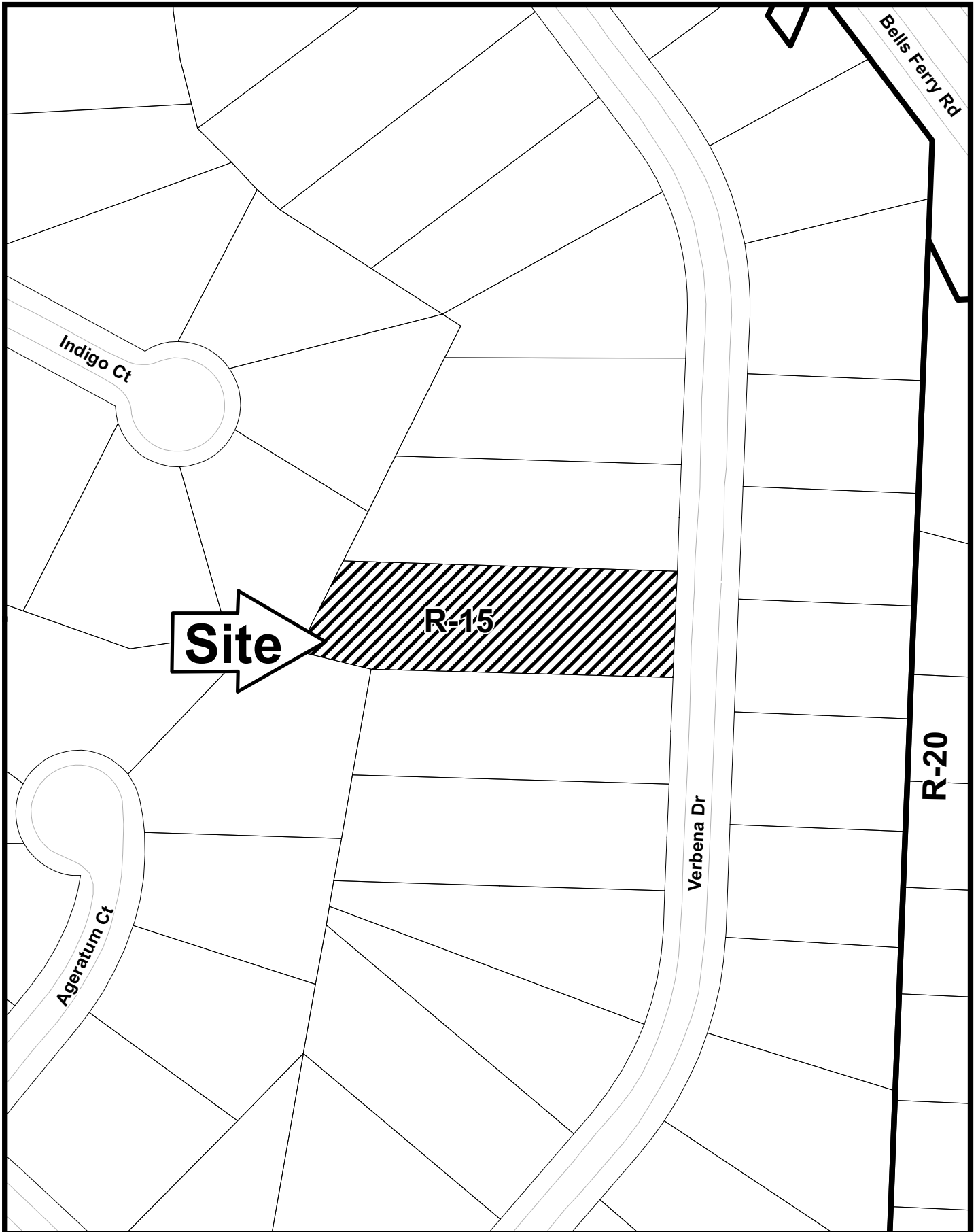
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

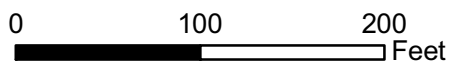
STIPULATIONS:





LUP-35



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Keith Henrich

PETITION NO.: LUP-35

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is applying for a Land Use Permit to allow 6 vehicles parked outside of a garage or carport. The applicant is will not have any unrelated adults living at the home. The applicant intends to have 1 vehicle park on the street with the other 5 parking in the driveway. According to the Cobb County Tax Assessor records, the applicant has 4563 square feet of total living space, which would allow 11 vehicles regularly parked on the property. This application is the result of a Code Enforcement compliant. The applicant is requesting approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by water and sewer. 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: Keith Henrich

PETITION NO.: LUP-35

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-35 KEITH HENRICH

The applicant is applying for a Land Use Permit to allow 6 vehicles parked outside of a garage or carport. The code only allows for a maximum of the 3 vehicles parked outside of a garage or carport for properties located in the R-15 zoning category. The applicant will not have any unrelated adults living at the home. The applicant intends to have 6 related adults live at the home. The applicant intends to have 1 vehicle parked on the street with the other 5 parking in the driveway. The applicant states they have a medical issue that requires deliveries of medical equipment, but does not provide enough documentation as to how it relates to the amount of vehicles regularly parked on the property. According to the Cobb County Tax Assessor records, the applicant has 4563 square feet of total living space, which would allow 11 vehicles regularly parked on the property (only 3 outside of a garage or carport). The property does have a 2 car garage that would allow 2 vehicles to park inside and 3 outside. The driveway appears that it could safely handle 3 vehicles that would be within the code. Adding the fourth vehicle outside the garage could tempt parking on the right of way. The Department of Transportation would not recommend parking on the Right of Way. This application is the result of a Code Enforcement complaint. The property is zoned R-15 and totally surrounded by residentially zoned property. The property is located within the Low Density Residential (LDR) in the *Cobb County Comprehensive Plan*. Based on the above analysis and strict interpretation of the code, Staff recommends DENIAL of the application.

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-35

PC Hearing Date: 11-4-14

BOC Hearing Date: 11-18-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Temp. land use + Medical Hardship
2. Number of employees? NA
3. Days of operation? NA
4. Hours of operation? NA
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? Household members
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 - 4 sedans and 3 SUVs (needed for transportation and medical equipment)
9. Deliveries? No _____ ; Yes ✓ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Once a month, kidney dialysis supplies
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 (24 months maximum): 24-36 months
13. 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).
14. Any additional information? (Please attach additional information if needed):
Yes, please see attached

Applicant signature: Keith E. Henrich Date: 9/4/14

Applicant name (printed): Keith E. Henrich



Application #: Luf-35

PC Hearing Date: 11-4-14

BOC Hearing Date: 11-18-14

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



1. Number of unrelated adults in the house? 0
2. Number of related adults in the house? 6
3. Number of vehicles parked on the driveway? 6
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 1
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): _____
8. Length of time requested (24 months maximum): 24-36 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):
Yes - please see attached

Applicant signature: Keith E. Henrich Date: 9/4/14

Applicant name (printed): Keith E. Henrich

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 4,563 sq ft

Number of related adults proposed: 6 Number permitted by code: 11

Number of unrelated adults proposed: 0 Number permitted by code: 1

Number of vehicles proposed: 6 Number permitted by code: 11

Number of vehicles proposed to be parked outside: 6 Number of vehicles permitted 3 ^{outside}



S 20206

COBB COUNTY, GEORGIA
ORDINANCE CODE VIOLATION CITATION,
SUMMONS, ACCUSATION

LUP-35 (2014)
Code
Enforcement
Citation

CODE ENFORCEMENT DIVISION

DATE 8, 25, 2014 TIME 1:30 AM/PM
NAME Henrich, Helen
Last First M.I.
BUSINESS NAME _____
ADDRESS 5077 Verbena Dr.
CITY Dunwoith STATE Ga ZIP 30102
PHONE _____ DOB 01/30/1958 SEX F
HAIR brn WEIGHT 125 HEIGHT 5'07"
DLN# 049025349 EXP 01/30/2019

REC
SEP - 4 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

VIOLATION

Within the Unincorporated Area of Cobb County, Georgia, the Violator did then and there commit the following offense:

VIOLATION: Permitted Use, Single Family, Dwelling

CODE SECTION: 134-198(3)

DESCRIPTION:

OFFENSE LOCATION SAME
ADDRESS, CITY

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR TO ANSWER THESE CHARGES ON THE 18th DAY OF SEP 20 14 AT 9 AM AT THE MAGISTRATE COURT OF COBB COUNTY, GEORGIA, 32 WADDELL STREET, (BUILDING "D2") MARIETTA, GA, 3RD FLOOR PUBLIC SAFETY BUILDING. FAILURE TO APPEAR COULD SUBJECT YOU TO PENALTIES OF CONTEMPT OR A BENCH WARRANT AS PROVIDED BY LAW. SIGNATURE ACKNOWLEDGES SERVICE OF THE SUMMONS AND RECEIPT OF COPY OF SAME.

X Helen M Henrich
SIGNATURE

ISSUE DATE 8, 25, 2014
CODE ENF OFFICER D. Miller
CCCE CASE NUMBER code-2014-04977

S 20206

Distribution-White: Court Copy; Yellow: Violator Copy; Pink: Code Enforcement

VIOLATOR COPY