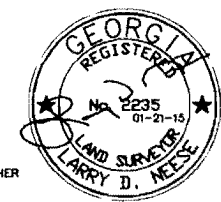


REC 17 2015

Total Area  
51,029.9 Sq. Ft.  
**1.172 Acres**

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board 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. 15-6-87.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.



THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13087C0204G, DATED Dec. 16, 2008  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,787 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 34,787 FEET.  
 EQUIPMENT UTILIZED: ANGULAR Sabbatini LINEAR Sabbatini  
 UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.  
 GRAPHIC SCALE: 50' 25' 0 50' 100' 150'

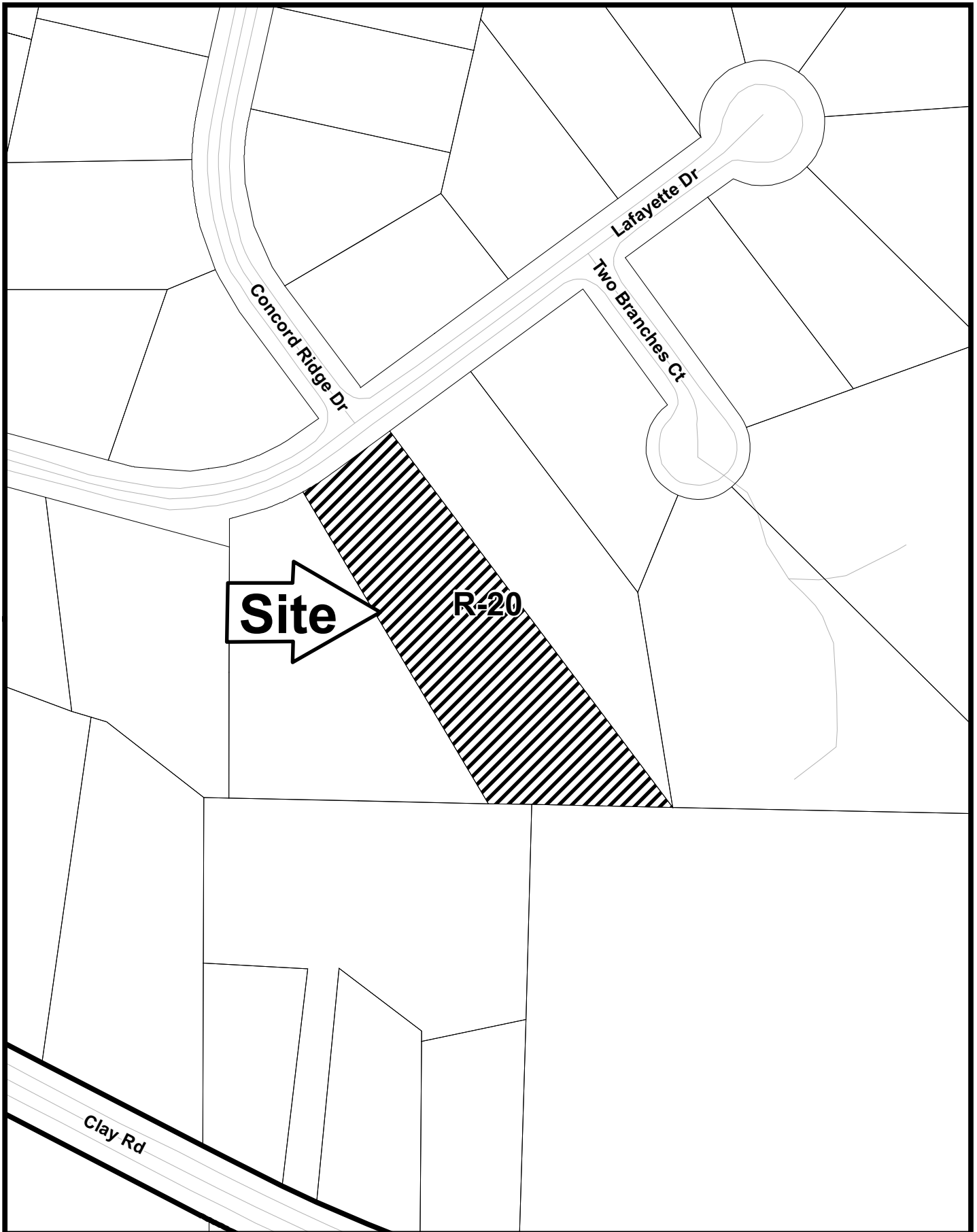
SURVEY FOR:	
<b>Jose Uresti</b>	
Lot 2 Concord Ridge Subdivision	REVISIONS ---
Plat Book 71 Page 124	
LAND LOT: 1149	CC: HP
DISTRICT: 19th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia SCALE : 1"=50'	SURVEY/
FIELD DATE: 01-20-15 PLAT DATE: 01-21-15	JOB: 150009

**Larry D. Neese, PLS**  
 P. O. Box 34  
 Jasper, Georgia 30143  
 (770) 428-2122  
 E-Mail: Lneese2235@aol.com

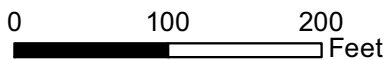
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.  
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17





# LUP-11



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Jose Uresti

PETITION NO.: LUP-11

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

The applicant is requesting a Temporary Land Use Permit to allow eight (8) vehicles to be parked outside of a garage or carport in lieu of the three (3) vehicles allowed by the county code. According to the Cobb County Tax Records, the applicant has 2842 square feet of total living space in the house, which allows for seven (7) vehicles to be on the property. The applicant intends to park all of the vehicles outside of a garage or carport. This application is a result of a Code Enforcement complaint. The applicant is requesting approval for 24 months.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by public water and sewer.

\*\*\*\*\*

**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: Jose Uresti**

**PETITION NO.: LUP-11**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### LUP- 11     JOSE URESTI

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.*  
**The application was the result of a complaint due to the number of vehicles parked on the property, including business trucks, and many people living at residence. The use and condition of the property has adversely affected the surrounding properties.**
- (2) *Parking and traffic considerations.*  
**According to the Code Enforcement records, there were up to 6 vehicles parked on the driveway and in the backyard on weekends and some nights. The code only allows three (3) vehicles parked outside on a hardened treated surface.**
- (3) *Number of nonrelated employees.*  
**Not applicable**
- (4) *Number of commercial and business deliveries.*  
**Not applicable**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**Not applicable**
- (6) *Compatibility of the business use to the neighborhood.*  
**Not applicable**
- (7) *Hours of operation.*  
**The activity on this property has been so disruptive to the neighbors that a complaint was made to Code Enforcement.**
- (8) *Existing business uses in the vicinity.*  
**Not applicable**
- (9) *Effect on property values of surrounding property.*  
**Having a multitude of cars parked on a property starts to erode the low intensity character of a residential neighborhood and could have a negative effect on the property values.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**The use of the property has caused a complaint to Code Enforcement.**
- (11) *Intensity of the proposed business use.*  
**Not applicable**
- (12) *Location of the use within the neighborhood.*  
**The proposal is located within a platted subdivision and is surrounded by residential uses. The number of vehicles parked on the property is very visible to the neighbors.**

## **STAFF RECOMMENDATIONS**

### **LUP- 11      JOSE URESTI (Continued)**

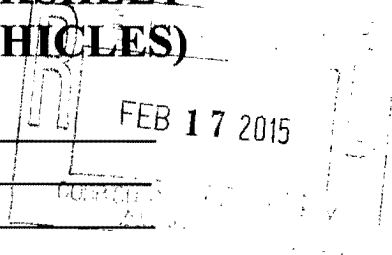
Based on the above analysis and strict interpretation of the code, Staff recommends **DENIAL** of the application.

**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-11  
PC Hearing Date: 5-5-15  
BOC Hearing Date: 5-19-15

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



1. Number of unrelated adults in the house? N/A
2. Number of related adults in the house? 4
3. Number of vehicles parked on the driveway? 8
4. Number of vehicles parked in garage? N/A
5. Number of vehicles parked on the street? N/A
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 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: [Signature] Date: \_\_\_\_\_

Applicant name (printed): JOSE CRIST

---

#### ZONING STAFF USE ONLY BELOW THIS LINE

---

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,762

Number of related adults proposed: 4 Number permitted by code: 4

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

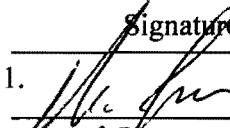

Number of vehicles proposed: 8 Number permitted by code: 4

Number of vehicles proposed to be parked outside: 8 Number of vehicles permitted 3 outside



**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS  
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that JOSU  
WREST intends to make an application for a Land Use Permit for the purpose of  
parking 8 cars in the driveway on the premises described in the application.

	Signature	Printed name	Address
1.		Rene Zardon	1191 Lafayette Dr.
2.		Frank Modder	1171 Lafayette Dr.
3.			
4.			
5.			
6.			
7.			
8.			
9.			FEB 17 2015
10.			
11.			
12.			
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