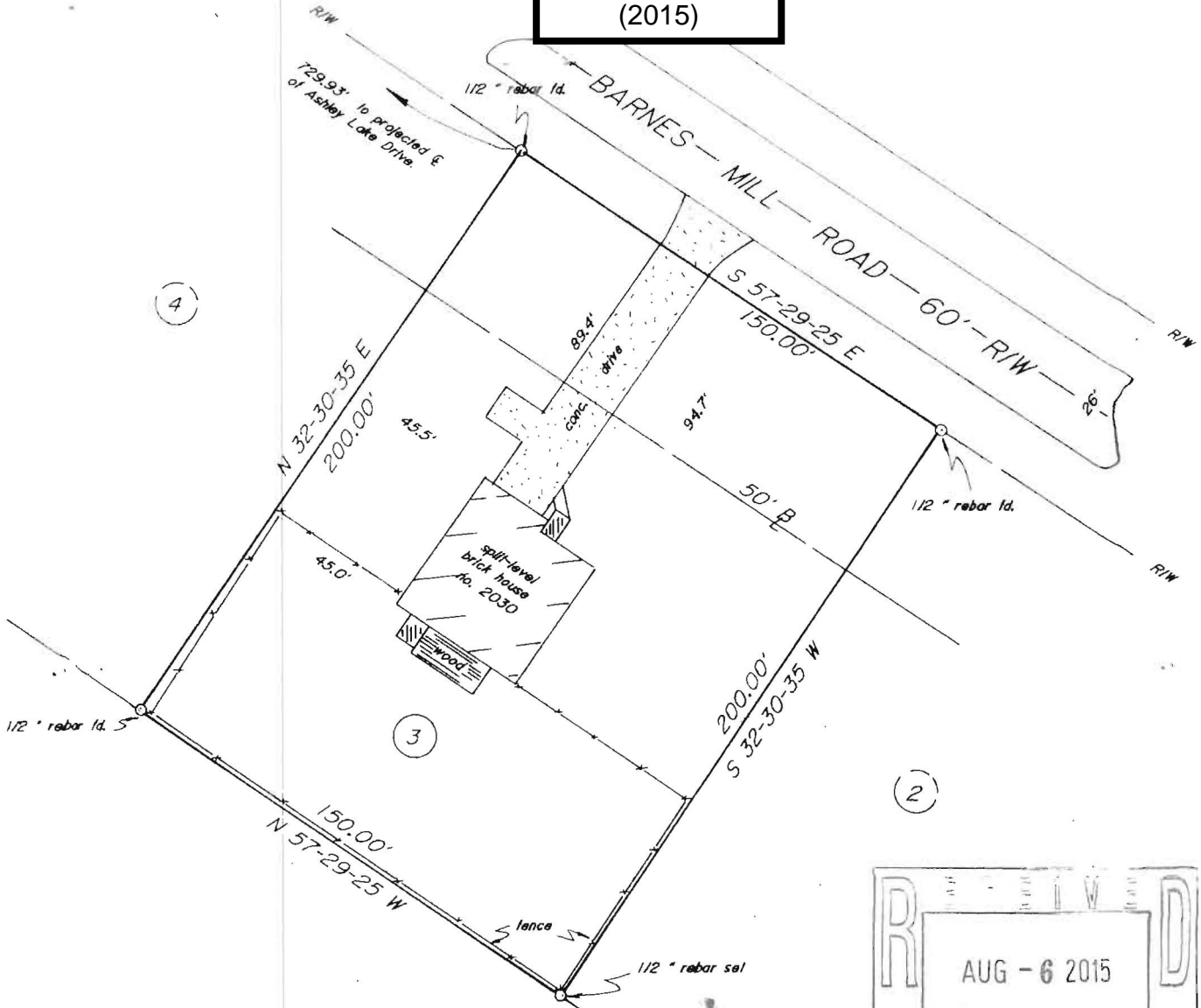


LUP-32
(2015)



RECEIVED
 AUG - 6 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H. U. D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

SURVEY FOR: RIMERT, CHARLES W. & SHERRY L.

LAND LOT 989
16th DISTRICT 2nd SECTION
COBB COUNTY WOODMONT



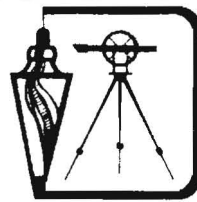
| | |
|--|----------------------|
| I.P.F. - IRON PIN FOUND | J.B. - JUNCTION BOX |
| I.P.S. - IRON PIN SET | C.L. - CENTER LINE |
| B.L. - BUILDING LINE | R/W - RIGHT OF WAY |
| O.E. - DRAINAGE EASEMENT | F.P. - FENCE POST |
| H.W. - HEAD WALL | P.L. - PROPERTY LINE |
| S.E. OR S.S.E. - SANITARY SEWER EASEMENT | |
| - DO NOT USE HOUSE TO PROPERTY LINE DISTANCE, OR FENCES FOR PROPERTY LINE LOCATION - | |

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHEN APPLICABLE.

LOT 3 BLOCK A UNIT I SEC --- PLAT BOOK 74 PAGE 78 SUBDIVISION-PHASE I

SCALE: 1" = 50'

DATE MARCH 15, 1991



Pearson & Associates, Inc.
 ENGINEERING • LAND SURVEYING • SITE PLANNING
 DEVELOPMENT • CONSTRUCTION LAYOUT
 531 FOREST PARKWAY - SUITE 200
 FOREST PARK, GEORGIA 30050
 (404) 366-7715
 (404) 366-0813 TELE-COPIER

MARK A. BUCKNER
 REGISTERED LAND SURVEYOR
 JDN
 DRAWN BY

APPLICANT: Charles W. Rimert

PETITION NO: LUP-32

PHONE#: (404) 934-8526 **EMAIL:** budrimert@yahoo.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Charles W. Rimert

HEARING DATE (BOC): 10-20-15

PHONE#: (404) 934-8526 **EMAIL:** budrimert@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Charles Winfield Rimert and Sherry Lynn Rimert

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southwest side of Barnes Mill Road,
southeast of Woodmont Drive
(2030 Barnes Mill Road)

PROPOSED USE: Allowing More Vehicles
than Cobb County Code Permits

ACCESS TO PROPERTY: Barnes Mill Road

SIZE OF TRACT: 0.68 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Split level brick house

LAND LOT(S): 989

PARCEL(S): 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/ Single Family Home
- SOUTH:** R-20/ Woodmont Subdivision
- EAST:** R-20/ Woodmont Subdivision
- WEST:** R-20/ Woodmont Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

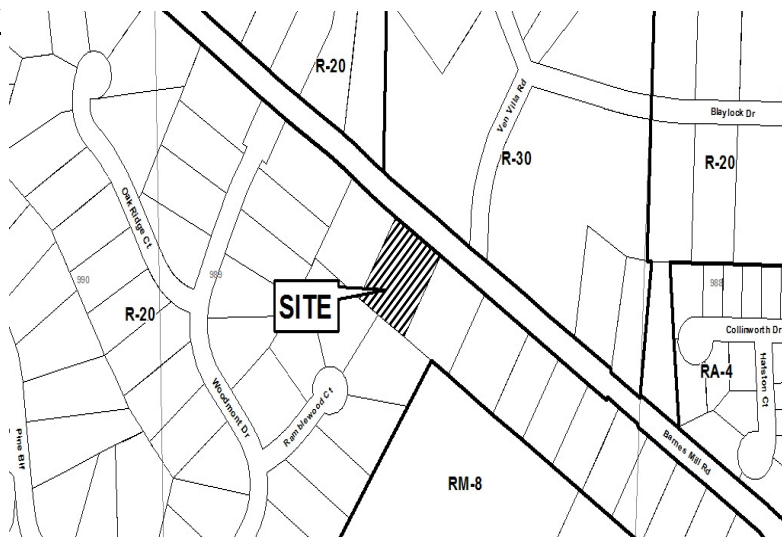
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

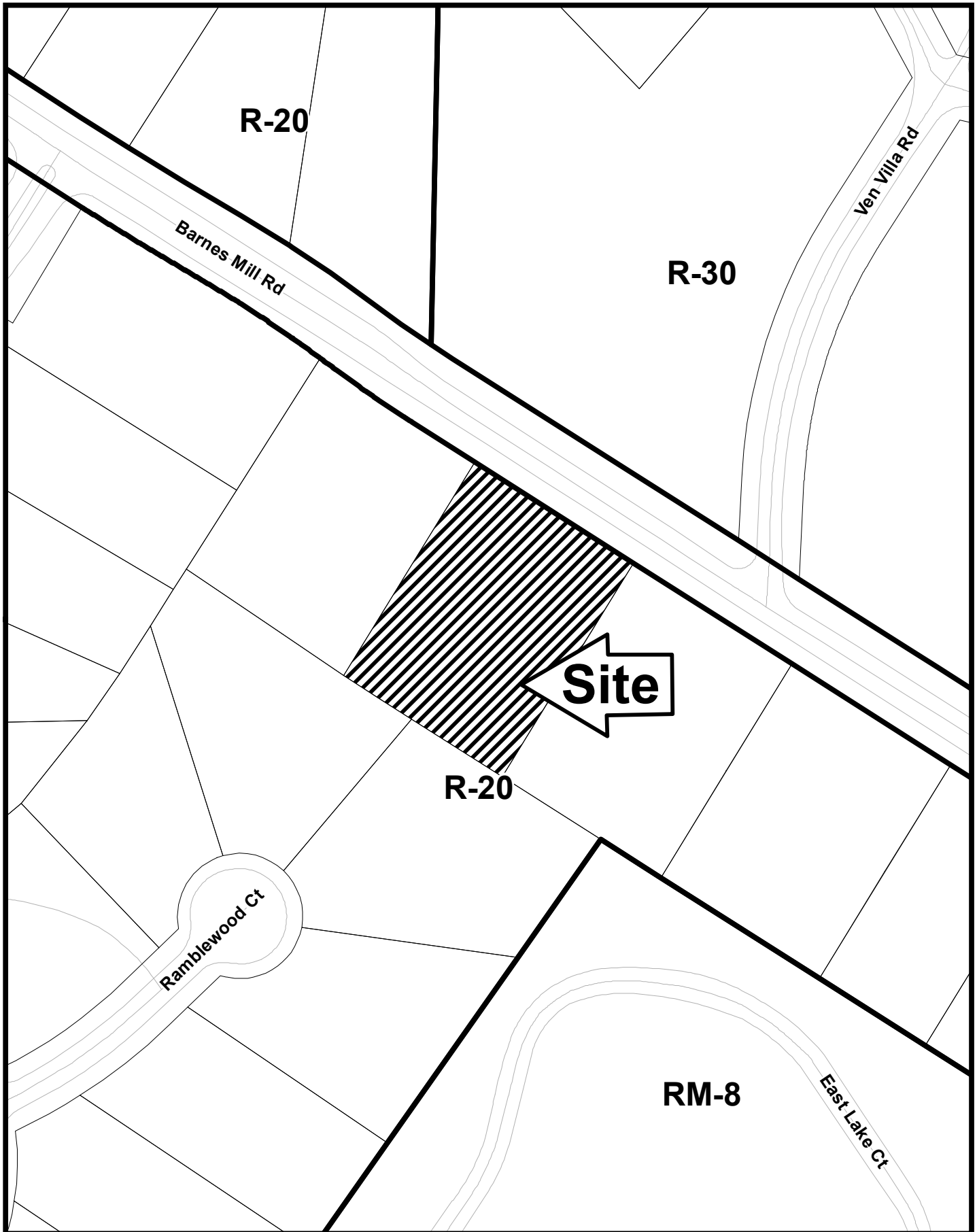
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

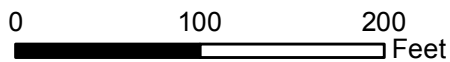
STIPULATIONS:





LUP-32



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Charles W. Rimert

PETITION NO.: LUP-32

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit in order to be allowed to park five (5) vehicles outside. Based on square footage of the home, the Code allows for five (5) vehicles to be parked on the property, limiting the number of these parked outside to only three (3). The applicant has five (5) vehicles and intends to park all five outside. The applicant has no garage or carport. This request is the result of Code Enforcement action Notice of Violation CODE-2015-06058.

Historic Preservation: No comment.

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: Charles W. Rimert

PETITION NO.: LUP-32

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-32 CHARLES W. RIMERT

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 is a result of Code Enforcement action due to the number of vehicles parked on the property. The use and condition of the property has adversely affected the surrounding properties.
- (2) *Parking and traffic considerations.*
The code allows for 5 vehicles parked on the property, 3 of which must be parked inside of a carport or garage. The applicant is requesting 5 vehicles parked outside.
- (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.*
Not applicable.
- (8) *Existing business uses in the vicinity.*
Not applicable.
- (9) *Effect on property values of surrounding property.*
Having an excessive number of cars parked on a residential property starts to erode the low intensity character of a residential neighborhood and could have a negative effect on 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.

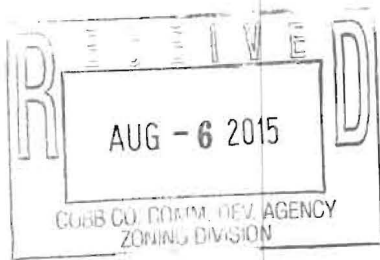
LUP-32 CHARLES W. RIMERT (Continued)

(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 visible to the neighbors.**

Based on the above analysis and a 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-32

PC Hearing Date: 10-6-15

BOC Hearing Date: 10-20-15

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? 5
- 3. Number of vehicles at the house? 5
- 4. Where do the residents park?
Driveway: ; Street: _____ ; Garage: _____
- 5. Does the property owner live in the house? Yes ; No _____
- 6. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
- 7. Length of time requested (24 months maximum): 24 mo.
- 8. 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).
- 9. Any additional information? (Please attach additional information if needed):

Applicant signature: Charles W. Rimer Date: _____

Applicant name (printed): CHARLES W. RIMERT

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 3,068 sq ft

Number of related adults proposed: 5 Number permitted by code: 7

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

Number of vehicles proposed: 5 Number permitted by code: 7

Number of vehicles proposed to be parked outside: 5 Number of vehicles permitted 3
outside