

- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 13,702 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 183,073 feet.
 - This plat subject to all easements public and private.



Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Zoning Variance Survey
HELEN JACKSON

Lot 21 Cobb Estates Extension III

760 OLD CANTON ROAD
MARIETTA, GEORGIA
Land Lot 1035 16th District
2nd Section
Cobb County, Georgia

Plat Book 39 Page 50

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

Computed by: gf
 Drawn by: gf
 Checked by: KN

Party Chief: gf
 Date Surveyed: 8-21-2014
 Date Drawn: 9-02-14

Job # 015114:

PETITION NO: LUP- 2

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Adults

and More Vehicles Than County Code Permits

SIZE OF TRACT: 0.592 acre

DISTRICT: 16

LAND LOT(S): 1035

PARCEL(S): 28

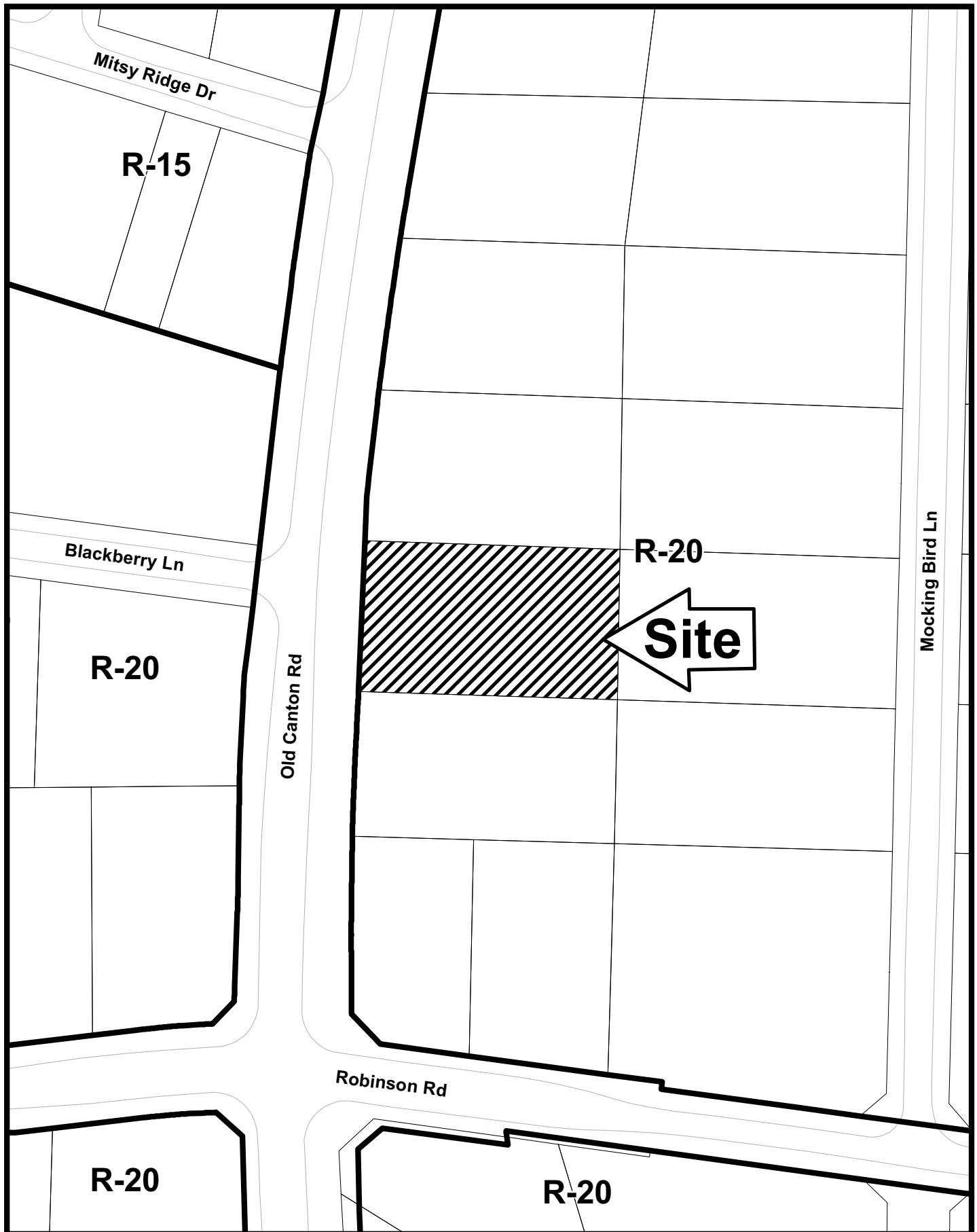
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

WEST: R-20/ Cobb Estates Subdivision



LUP-2



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Helen Jackson

PETITION NO.: LUP-2

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is applying for a Land Use Permit to allow eight related adults live at the home instead of the code maximum of four related adults. The applicant has six vehicles parked outside of a garage or carport. The code only allows for a maximum of the three vehicles parked outside of a garage or carport for properties located in the R-20 zoning district. The house had a garage but is had been changed to a room. The applicant has submitted consent of contiguous occupants for your review. The property is zoned R-20 and totally surrounded by residentially zoned property. The property is located within a Low Density Residential (LDR) category on the *Cobb County Comprehensive Plan*, which is intended for low intensity residential use. This application is the result of a Code Enforcement complaint.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer. No comments.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

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: Helen Jackson

PETITION NO.: LUP-2

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-2 HELEN JACKSON

The applicant is applying for a Land Use Permit to allow six vehicles parked outside of a garage or carport. The code only allows for a maximum of the three vehicles parked outside of a garage or carport for properties located in the R-20 zoning district. The Department of Transportation would not recommend parking on the Right of Way. The applicant intends to have eight related adults live at the home instead of the code maximum of four related adults. The house had a garage but is had been changed to a room. The applicant states her daughter is disabled and has a special needs child. The applicant has submitted consent of contiguous occupants for your review. The property is zoned R-20 and totally surrounded by residentially zoned property. The property is located within a Low Density Residential (LDR) category on the *Cobb County Comprehensive Plan*, which is intended for low intensity residential use. Approval of the request could encourage other requests that are more intensive uses. This application is the result of a Code Enforcement complaint. 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.*

This application was the result of a complaint due to the number of people living in the house. The use and condition of the property has adversely affected the surrounding neighborhood, as demonstrated through the Code Enforcement complaint.

(2) *Parking and traffic considerations.*

According to the Code Enforcement records, there has been up to six vehicles parked on the driveway. The code only allows three 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.*

Not applicable.

(8) *Existing business uses in the vicinity.*

There are not any adjacent of adjoining properties that have caused this type of problem.

(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 neighborhood.

(Continued on the next page)

LUP-2 HELEN JACKSON (continued)

(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.

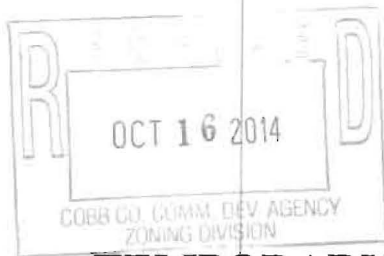
(12)Location of the use within the neighborhood.

The proposal is located well within a platted subdivision and is surrounded by residential uses.

The number of vehicles parked on the property is very visible to the neighbors.

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 #: LVP-2

PC Hearing Date: 2-3-15

BOC Hearing Date: 2-17-15

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

1. Number of unrelated adults in the house? None
2. Number of related adults in the house? 8
3. Number of vehicles parked on the driveway? Six
4. Number of vehicles parked in garage? NONE, garage closed in.
5. Number of vehicles parked on the street? NONE
6. Does the property owner live in the house? Yes X ; No _____
7. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Tools, lawn mower ect.
8. Length of time requested (24 months maximum): 24 mo -
9. Is this application a result of a Code Enforcement action? No _____ ; Yes X (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):

My daughter in law is disabled on oxygen 24/7
her daughter had to move back in to assist with
her, and she has a special needs child. is the reason for
Applicant signature: Helen Jackson Date: 2/16/15 the additional cars.

Applicant name (printed): Helen L. Jackson

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1748

Number of related adults proposed: 8 Number permitted by code: 4

Number of unrelated adults proposed: 2 Number permitted by code: 1

Number of vehicles proposed: 6 Number permitted by code: 4

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

Revised December 18, 2013 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 Helen Jackson intends to make an application for a Land Use Permit for the purpose of Parking 6 Cars on the premises described in the application.

Signature	Printed name	Address
1. <u>Michelle O'Brien</u>	Michelle O'Brien	748 Old Canton Rd. Marietta 30068
2. <u>Jacqueline Dwyer</u>	Jacqueline Dwyer	3051 Blackberry Ln. Marietta 30068
3. <u>Julia Turner</u>	Julia Turner	3023 Blackberry Ln.
4. <u>Kay Cole</u>	Kay Cole	3003 Blackberry Ln.
5. <u>Robert Jordan</u>	ROBERT JORDAN	2993 BLACKBERRY LN
6. <u>Brenda Oxford</u>	Brenda Oxford	2991 Blackberry Ln
7. <u>Cindy Wilford</u>	CINDY WILFORD	2967 Blackberry Ln
8. <u>Jane Teague</u>	JANE TEAGUE	858 Candy Ln, Marietta 30068
9. <u>Marcia Zimmerman</u>	MARCIA ZIMMERMAN	3055 Blackberry Dr. Marietta 30068
10. <u>Michael Vertely</u>	Michael Vertely	895 Old Canton Rd. 30068
11. <u>Susan Galletto</u>	Susan Galletto	172 Old Canton Rd 30068
12. <u>Doreen Tally</u>	Doreen Tally	816 Old Canton Rd 30068
13. <u>Angell Allen</u>	Angell Allen	828 Old Canton Rd. Marietta, 30068
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