

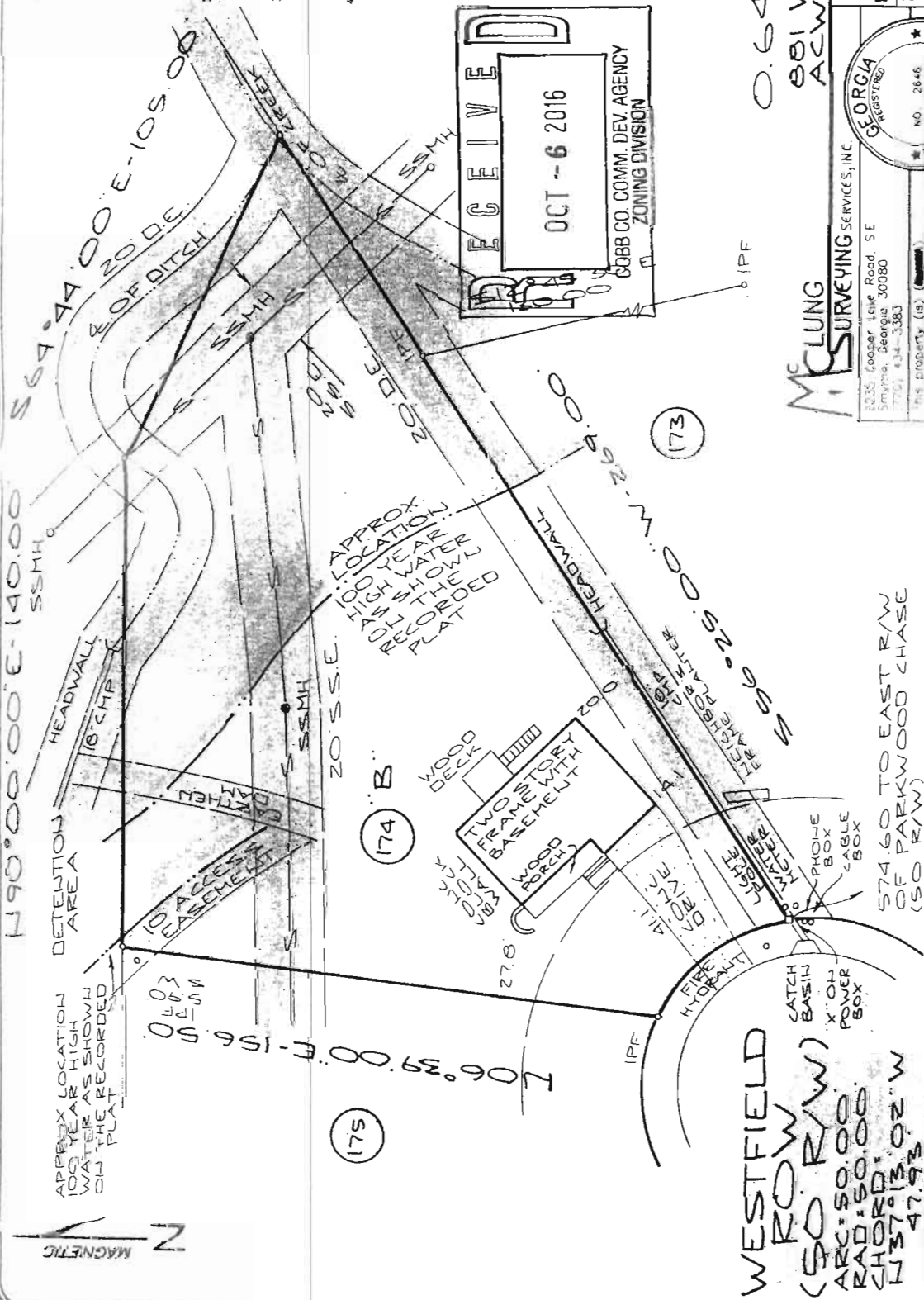
LUP-36
(2016)

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDS. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS OF SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES BEFORE EXCAVATIONS ARE BEGUN. CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
- THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR. NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.07 PER ANGLE POINT. THIS WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ 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.

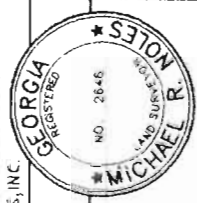
LEGEND

- 41 IRON PIN FOUND (1/2" REBAR) (UNLESS OTHERWISE NOTED)
- 45 IRON PIN SET (1/2" REBAR) (UNLESS NOTED OTHERWISE)
- 47 CRMP: (OF FOUND)
- 48 OPEN TOP FOUND
- 51 SANITARY SEWER EASEMENT
- 52 SANITARY SEWER MANHOLE
- 53 DRAINAGE EASEMENT
- 54 CATCH BASIN
- 55 DROP INLET
- 56 STORM MANHOLE
- 57 JUNCTION BOX
- 58 HEADWALL
- 59 UTILITY EASEMENT
- 60 LAND LOT LINE
- 61 BUILDING LINE
- 62 PROPERTY LINE
- 63 CENTERLINE



0.644 ACRES
881 WESTFIELD ROW
ACWORTH, GA.

PROPERTY OF
FRANK MARRONE
DANIELLE MARRONE
LOT 174, BLOCK "B"
LUIT FLOOR
PARKWOOD COMMONS
(FORMERLY BRIDGEWATER
LAND LOT 20 TRACE)
DISTRICT 20TH SECTION 2ND
COUNTY COBB
GEORGIA
DATE 8-5-04 SCALE: 1"=30'



McLUNG SURVEYING SERVICES, INC.
2035 Cooper Lake Road, SE
 Smyrna, Georgia 30080
 770.434.3383

This property (is) (was) included in a Federal Flood Hazard Study as indicated by FIRM No. 13160-01-0001-0001. The Flood Hazard Maps were prepared by the U.S. Army Corps of Engineers. This plat is a correct representation of the land shown on the Flood Hazard Maps.
Michael R. Nolte
Michael R. Nolte, Surveyor
Member 34855



NOTE:
THE DWELLING SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA SHOWN ON THE RECORDED PLAT.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH APPROPRIATE THE LOCATION OF THE DWELLING. A FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION FOR FURTHER INFORMATION OR ASSISTANCE, AN ENGINEER COMPANY OR APTPLI, LLC.

APPLICANT: Frank Marrone

PETITION NO: LUP-36

PHONE#: (678) 357-0513 **EMAIL:** f_marrone@comcast.net

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Frank Marrone

HEARING DATE (BOC): 12-20-16

PHONE#: (678) 357-0513 **EMAIL:** f_marrone@comcast.net

PRESENT ZONING: R-15

TITLEHOLDER: Frank Marrone and Danielle Marrone

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northeast side of Westfield Row, east of Wade Green Road (881 Westfield Row)

PROPOSED USE: Allow More Vehicles than Permitted by Code

ACCESS TO PROPERTY: Westfield Row

SIZE OF TRACT: 0.644 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family House

LAND LOT(S): 20

PARCEL(S): 151

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/Parkwood Commons Subdivision
SOUTH: R-15/Parkwood Commons Subdivision
EAST: R-15/Parkwood Commons Subdivision
WEST: R-15/Parkwood Commons Subdivision

Adjacent Future Land Use:

North: Low Density Residential (LDR)
Southeast: Low Density Residential (LDR)
Southwest: Low Density Residential (LDR)
West: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

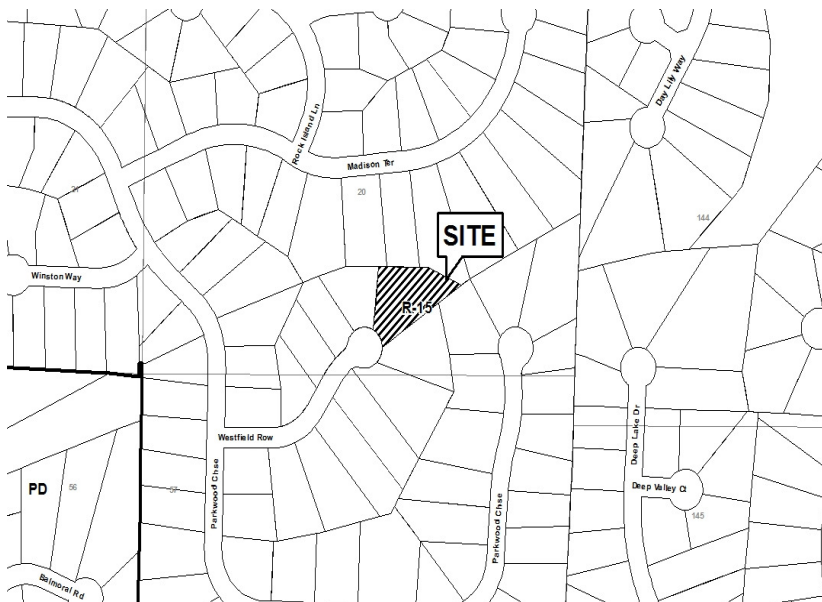
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

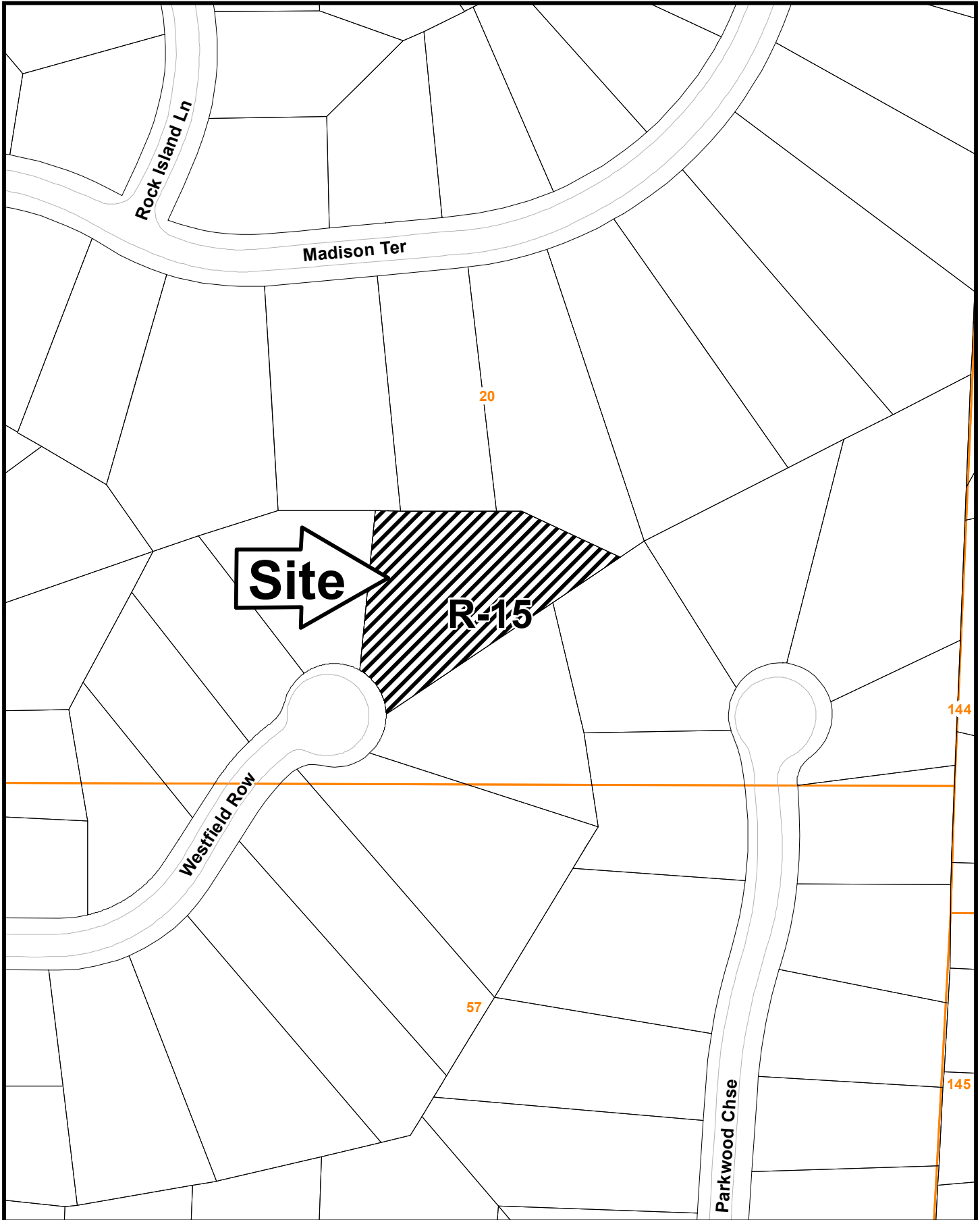
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

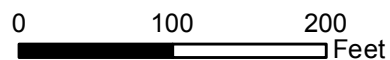
STIPULATIONS:





LUP-36-2016 GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Frank Marrone

PETITION NO.: LUP-36

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting a Temporary Land Use Permit to allow more than four vehicles to be parked outside of a garage or carport. Per the County Code, in an R-15 zoning district, of the total number vehicles allowed per 390 square feet of living area square footage, the maximum allowed parked outside is four. The Cobb County Tax Assessor’s website shows the house has 2,970 square feet of livable area, which would allow seven vehicles to be parked at the residence; however, only four vehicles are allowed parked outside of a garage or carport. The applicant is requesting five vehicles be allowed parked outside. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Property served by public water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Frank Marrone

PETITION NO.: LUP-36

FIRE COMMENTS:

NO 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: Frank Marrone

PETITION NO.: LUP-36

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-36 FRANK MARRONE

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 the result of a complaint. The use and condition of the property have adversely affected the surrounding properties.
- (2) *Parking and traffic considerations.*
The applicant indicates all vehicles will be parked in the driveway or street.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
N/A
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
N/A
- (6) *Compatibility of the business use to the neighborhood.*
N/A
- (7) *Hours of operation.*
N/A
- (8) *Existing business uses in the vicinity.*
N/A
- (9) *Effect on property values of surrounding property.*
Multiple cars on the property start 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 and condition of the property resulted in a complaint filed with Code Enforcement.
- (11) *Intensity of the proposed business use.*
N/A
- (12) *Location of the use within the neighborhood.*
The proposal is located within a platted subdivision and surrounded by residential uses.

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

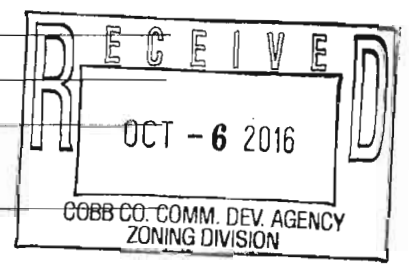
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application #: LUP-36
PC Hearing Date: 12-6-16
BOC Hearing Date: 12-20-16

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? 4
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 MONTHS

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: [Signature] Date: 10/6/16

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15
Size of house per Cobb County Tax Assessor records: 2,970 #
Number of related adults proposed: 4 Number permitted by code: 7
Number of unrelated adults proposed: 1 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 4
Outside