

APPLICANT: Richard P. Vogh, III

(770) 891-4967

REPRESENTATIVE: Richard P. Vogh, III

(770) 891-4967

TITLEHOLDER: Richard P. Vogh, III and Polly Vogh

PROPERTY LOCATION: East side of Westwood Drive, north of Steve Drive

(150 Westwood Drive).

ACCESS TO PROPERTY: Westwood Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ West Hampton Subdivision

SOUTH: R-20/ Westwood Estates Subdivision

EAST: R-20/ Lake Somerset Subdivision

WEST: R-20/ Westwood Estates Subdivision

PETITION NO: LUP-1

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Vehicles than County Code Permits

SIZE OF TRACT: 1.01 acres

DISTRICT: 20

LAND LOT(S): 314

PARCEL(S): 45, 46

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

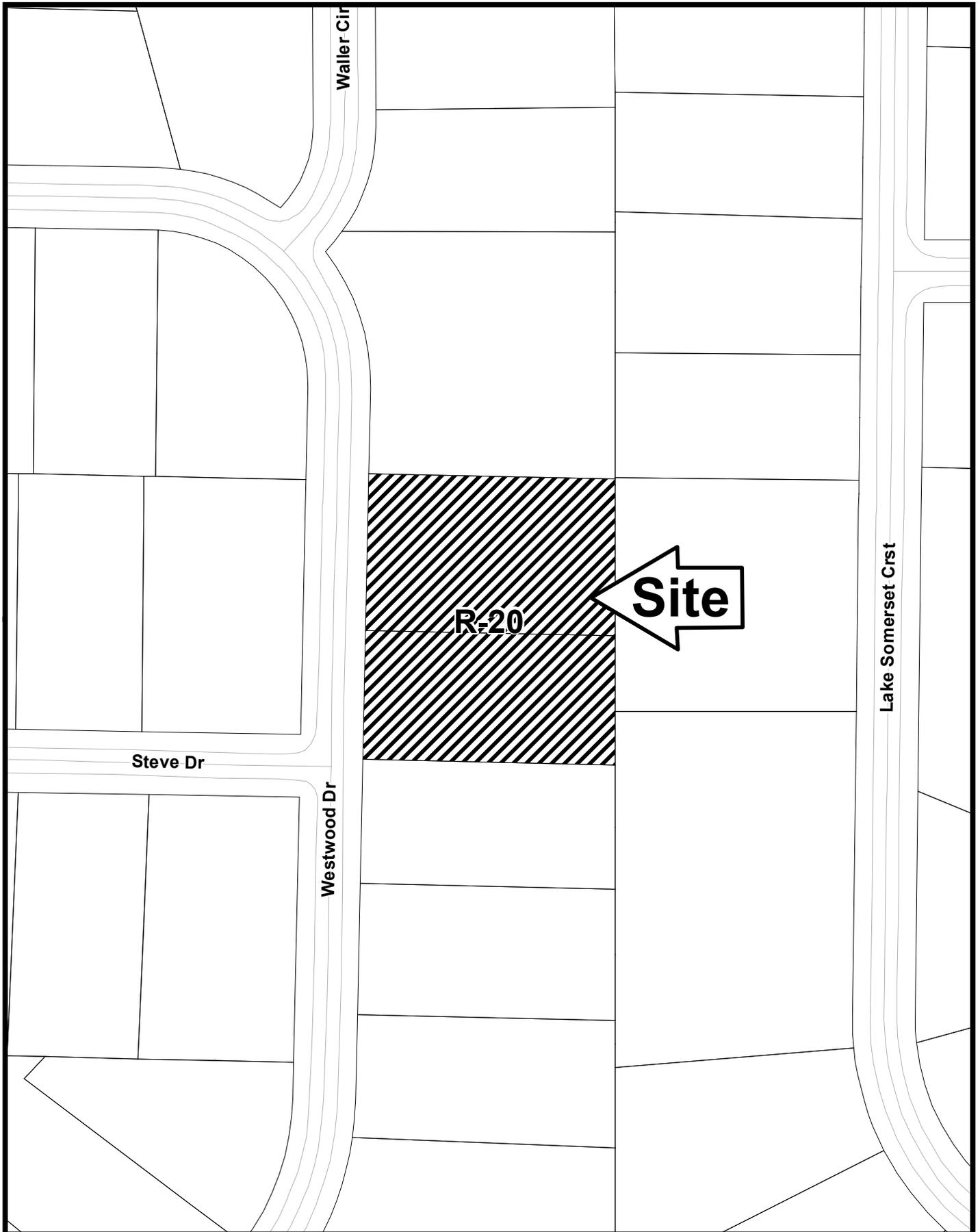
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-1



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Richard P. Vogh, III

PETITION NO.: LUP-1

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 6 vehicles to be regularly parked on the property overnight. Per the County Code there shall be no more than one vehicle per 390 square feet of living building square footage. The applicant is permitted to have 4 vehicles based off 1664 square feet of living square footage per the Cobb County Tax Assessors Office. The County Code only allows a maximum of three or less (of the total) parked outside of a garage, carport or the like for properties zoned R-20. The applicant is requesting approval for 24 months. This application is a result of a complaint received by the Cobb County Code Enforcement Division. Applicant has submitted the attached "Consent of Contiguous Occupants or Land Owners" for you review.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

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: Richard P. Vogh, III

PETITION NO.: LUP-1

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-1 RICHARD P. VOGH, III

The applicant is requesting a Temporary Land Use Permit (LUP) in order to allow 6 vehicles to be regularly parked on the property overnight. Per the County Code there shall be no more than one vehicle per 390 square feet of living building square footage. The applicant is permitted to have 4 vehicles based off 1664 square feet of living square footage per the Cobb County Tax Assessors Office. The County Code only allows a maximum of three or less (of the total) parked outside of a garage, carport or the like for properties zoned R-20. If granted and 2 vehicles were parked in the carport there would be very little room for the other 4 cars to be parked on a hardened treated surface. The property is located in a platted subdivision (Westwood Estates) within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive Plan*, and is zoned R-20. The applicant is requesting approval for 24 months. This application is a result of a complaint received by the Cobb County Code Enforcement Division. Applicant has submitted the attached "Consent of Contiguous Occupants or Land Owners" for your review. Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the applicants' request.

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.

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Application #: LUP 1
PC Hearing Date: 2/17/14
BOC Hearing Date: 2/16/14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Allow 6 Vehicles
 2. Number of employees? N/A
 3. Days of operation? N/A
 4. Hours of operation? N/A
 5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? None
 6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A
 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.): 2 Cars, 2 Pickup Trucks (one is vintage 1955 model), 1 small SUV, 1 van style box truck
 9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
 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 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):
Explanation Attached
- Applicant signature: Richard P. Vogh III Date: Oct. 11, 2013
- Applicant name (printed): Richard P. Vogh III

**Application For Temporary Land Use Permit
Cobb County Georgia**

Explanation

The four vehicles limitation based upon the 1664 square feet of living building space in my house is a hardship. Among the four adult residents (husband-myself, wife, and two of our sons) four vehicles is insufficient. One car for my wife, one vehicle for one son, two vehicles needed by another son due to the type of work he does (bread delivery route in the Douglasville area with a van style box truck he owns, and a regular pickup truck for his non-work travel) makes four vehicles, and leaves zero for me. I have a car and an antique working truck which I've had since 1982.

I am requesting allowance of six vehicles.

My property size is 1.01 acre.

Richard P. Vogh III Oct. 11, 2013

Richard P. Vogh, III
150 Westwood Drive
And
160 Westwood Drive
Marietta GA 30064



Application #: LUP-1
 PC Hearing Date: 2-4-17
 BOC Hearing Date: 2-18-17

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? 4
3. Number of vehicles parked on the driveway? _____
4. Number of vehicles parked in garage? _____
5. Number of vehicles parked on the street? _____
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: _____ Date: _____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,664 sq ft

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

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

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

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