

**Board of Zoning Appeals
Agenda
January 19, 2006**

Case # 2005V-193 FCN
(Held from Oct '05)

5340 TAYLOR ROAD

The appeal of Mykhaylo Mokrynsky seeks a variance to the Fulton County Zoning Resolution in an R-4(Single Family Dwelling) zoning classification as follows:

Request:

To reduce the minimum required rear yard setback from 25 feet to 8 feet (Ref: Article 6.6.3, Section B).

Property located at 5340 Taylor Road in Land Lot 240 of District 1-1 in Fulton County, Georgia.

Purpose: To allow a 12X16 storage shed to remain in the rear yard.

Case # 2005V-195 FCN

195 CLIFTWOOD DRIVE

(Held from Oct '05) – Forwarded to Sandy Springs

The appeal of Stephanie Schleicher seeks a variance to the Fulton County Zoning Resolution in a C-2 (Commercial District) zoning classification as follows:

Request:

To allow an identification monument sign for property less than 40,000 square feet (Ref: Article 12.B.6.A, Section 1).

Property located at 195 Cliftwood Drive, in land lot 90 of District 17 in Fulton County, Georgia.

Purpose: To allow a business operating in a small building to locate a 25-square foot, 6 foot tall sign monument on Cliftwood Drive.

Case # 2005V-229 FCS
(Held from Nov '05)

780 BRANCHVIEW DRIVE

The appeal of Marvin G. Webb seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required rear yard setback from 50 feet to 43 feet (Ref: Article 5.1.3, Section D).
- (2) To reduce the minimum required side yard setback from 25 feet to 14 feet (Ref: Article 5.1.3, Section D).

Property located at 780 Branchview Drive, in Land Lot 120 of District 14F in Fulton County, Georgia.

Purpose: To allow the construction of a one-story (23' x30') garage/storage building in the rear yard.

Case # 2005V-234 FCN

10950 STATE BRIDGE ROAD

The appeal of Young Kim seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

Requests:

- (1) To increase the sign area from 20 square feet to 56 square feet (Ref: Article 12.E.6).
- (2) To increase the sign height from 5 feet to 14 feet and six inches (Ref: Article 12.E.6).
- (3) To delete requirement of sign face to equal sign base to allow modifications to existing sign structure (Ref: Article 12.E.6).
- (4) To reduce the minimum required 25-foot setback from intersection to 10 feet (Ref: Article 12.E.6).
- (5) To allow four tenant panels (Ref: Article 12.E.6).

Property located at 10950 State Bridge Road, in Land Lots 153 and 168 of District 1-1 in Fulton County, Georgia.

Purpose: To allow replacement of the existing face of the Beverage Warehouse sign (renamed DC Beverage Warehouse).

Case # 2005V-253 FCS

3680 CASCADE ROAD

The appeal of John Ethan Frost seeks a variance to the Fulton County Zoning Resolution in a C-I (Community Business District) zoning classification as follows:

Request:

To increase the square footage of the allowable sign from 50.5 square feet to 90.8 square feet (Ref: Article 12.C.4, Section A-2).

Property located at 3680 Cascade Road, in Land Lots 9 & 10 of District 14 in Fulton County, Georgia.

Purpose: To bring modified Verizon Wireless wall sign into compliance.

Case # 2005V-255 FCS

315, 320, 325 WALTON VIEW

The appeal of Michael Adamson seeks variances to the Fulton County Zoning Resolution in an R-4A (Single Family Dwelling District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required lot width from 70 feet to 60 feet for Lot 29 of Phase Two, Walton Hills Subdivision) (Ref: Article 6.6.3, Section F).
- (2) To reduce the minimum required lot width from 70 feet to 60 feet for lot 30 of Phase Two, Walton Hills Subdivision (Ref: Article 6.6.3, Section F).
- (3) To reduce the minimum lot width from 70 feet to 60 feet for Lot 33 of Phase Two, Walton Hills Subdivision (Ref: Article 6.6.3, Section F).

Property located at 5295 Chelsen Wood Drive, in Land Lot OF18 of District 1-1 in Fulton County, Georgia.

Purpose: To allow an existing fence to remain at existing setback.

Case # 2005V-259 FCN

5945 STATE BRIDGE

The appeal of Wendy S. Butler seeks variances to the Fulton County Zoning Resolution in a C-I (Community Business District) zoning classification as follows:

Requests:

- (1) To increase the maximum sign area from 32 square feet to 55 square feet (Ref: Article 12.E.6).
- (2) To increase the maximum sign height from eight feet to 10 ½ feet (Ref: Article 12.E.6).
- (3) To increase the allowable tenant panels from four feet to six feet (Ref: Article 12.E.6).

Property located at 5945 -100 State Bridge Road, in Land Lots 331 & 336, of District 1-1 in Fulton County, Georgia.

Purpose: To allow the construction of a freestanding monument sign to identify the new Whole Foods Market and other retail shops located on site.

Case # 2005V-260 FCS

CAMPBELLTON ROAD

The appeal of Chris Knight seeks a variance to the Fulton County Zoning Resolution in an A-L (Apartment Limited District) zoning classification as follows:

Request:

To allow an entry wall within the required 50-foot buffer along the Campbellton Road frontage of the Cliftdale Overlay District (Ref: Article 12.L.4, Section A.1)

Property located at Campbellton Road, in Land Lots 54 & 59 of District 9C in Fulton County Georgia.

Purpose: To allow the construction of a brick and stone entry wall to the Anatole Subdivision, a single-family and townhouse development.

Case # 2005V-262 FCS

UNION ROAD

The appeal of Ritner Nesbitt seeks variances to the Fulton County Zoning Resolution in a Sub C (Single Family Dwelling District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required 50-foot buffer with 10-foot improvement setback along the south property line to a 15-foot buffer with a 10-foot improvement setback (Ref: Article 12.L.4, Section 3).
- (2) To delete the minimum required 50-foot buffer with 10-foot improvement setback along the north property line (Ref: Article 12.L.4, Section 3).
- (3) To delete the minimum required 50-foot buffer with 10-foot improvement setback along the east property line. (Ref: Article 12.L.4, Section 3).
- (4) To reduce the minimum required 50-foot buffer with 10-foot improvement setback along the Union Road frontage (west property line) to a 15-foot buffer with a 10-foot improvement setback (Ref: Article 12.L.4, Section 3).

Property located at Union Road, in Land Lot 160 of District 9F in Fulton County, Georgia.

Purpose: To delete and reduce buffer requirements along the perimeter of the proposed 20-Lot Stonegate Subdivision.