

Board of Zoning Appeals Hearing
January 20, 2005
Agenda

Case # 2004V-191 (Held from Nov. 18, 2004)	FCS	WEST STUBBS ROAD
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The appeals of Woody Galloway seek variances to the Fulton County Zoning Resolution in a CUP (Community Unit Plan District) zoning classification as follows:

Requests:

- (1) To increase the maximum height of the monument signs located on each side of the subdivision entrance from six (6) feet to 17 feet and 7 inches (Ref: Article XXXIII.5, Section 3.a).

- (2) To allow the sign structures to exceed 3 ½ times the size of the sign face. The total sign face equals 14.09 square feet and the sign structure equals 100.34 square feet along the front elevation (Ref: Article XXXIII.4, Section 9).

Property located at West Stubbs Road in Land Lots 34, 35, 33, 156, 157, 162, 43, and 44, in Fulton County, Georgia.

Purpose: To bring into compliance an existing identification monument sign for the Walden Park Development from the West Stubbs Road entrance.

Case # 2004V-215	FCN	DEERFIELD PARKWAY
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The appeal of Bret Jefferson seeks a variance to the Fulton County Zoning Resolution in a TR (Townhouse Residential District) zoning classification as follows:

Request:

To allow sign face to be less than the width of the sign base (Ref: Article XXII.G.5, Section A –State Route 9).

Property located at Deer Park Lane in Land Lots 1046 and 1115 in Fulton County, Georgia.

Purpose: To allow a standard monument sign at entrance to the Lake Deerfield Town home project from Deerfield Parkway.

The appeals of Terry Turk seek variances to the Fulton County Zoning Resolution in an A (Medium Density Apartment District) zoning classification as follows:

Requests:

- (1) To allow existing sign structure to encroach by three feet into the Brandon Mill Road right-of-way (Sign “C”) (Ref: Article IV.3.5). Phase II – 2004V-216.
- (2) To allow existing retaining/sign wall to reduce setback from three feet to 0 feet at the development entrance along Brandon Mill Road (Sign “D”) (Ref: Article IV.3.5.) Phase II – 2004V-216.
- (3) To allow entry wall along both sides of apartment entrance, reducing the setback from three feet to 0 feet, Sign E (Ref: Article XXXIII.4.9). Phase III – 2004V-217.
- (4) To reduce the sign setback from 10 feet to 5 feet for Sign “A” along Roswell Road (Ref: Article XXXIII.4.9). Phase I – 2004V-218.
- (5) To allow sign within the median (right-of-way) of Grogan Ferry Road (Ref: Article IV.3.5). Phase I – 2004V-218.
- (6) To increase the sign height for sign “A” from six feet to nine feet (Ref: Article XII.B.6., Section 2.9). Phase I – 2004V-218.
- (7) To reduce the sign setback from 10 feet to 7 feet for Sign “B” along Brandon Mill Road (Ref: Article XXXIII.4.9). Phase I 2004V-218.

Property located at 8085 Brandon Mill Road, in Land Lot 30 of District 17 in Fulton County, Georgia.

Purpose: To allow the re-facing of existing sign monuments for the Spring Creek Apartments – Phase II.

The appeal of Larry Lord seeks a variance to the Fulton County Zoning Resolution in an R2 (Single Family Dwelling District) zoning classification as follows:

Request:

To allow the construction of an accessory building within the front yard (Ref: Article VI.2.3, Section I).

- (1) To allow outside sales in parking lot (Ref: Article XII.D.3.E.7) .
- (2) To allow two (2) additional identification monument signs (Article 12.D.4.1).
- (3) To reduce the out parcel frontage from 200' to 170' for out parcel 1 (Ref: Article IV.13.C).
- (4) To reduce the out parcel frontage from 200' to 190' for out parcel #2 (Ref: Article IV.13.C).
- (5) To allow parking lot islands every 15 spaces instead of every six spaces (Ref: Article IV, 23.2).
- (6) To allow steel roll-down curtains (Ref: Article XII.D.3.12).
- (7) To disturb the required 25-foot buffer and 10-foot improvement setback average of 6-feet to a maximum of 12-feet and replant to buffer standards (Ref: Article IV.23.1 – Old National Overlay District).

Property located at 6149 Old National Highway in Land Lot 125 of District 13 in Fulton County, Georgia.

Purpose: To redevelop the Pine View Plaza into a Wal-Mart Super Center.
