

Board of Zoning Appeals
March 17, 2005
Agenda

Case # 2004V-229 FCN
(Deferred from February '05)

300 PEACHTREE DUNWOODY CIRCLE

The appeal of Tim Ward seeks variances to the Fulton County Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required side yard setback from 15 feet to 7.5 feet (Ref: Article VI.5.3, Section C).
- (2) To reduce the minimum required rear yard setback from 40 feet to 20 feet (Ref: Article VI.3.3, Section D).

Property located at 300 Peachtree Dunwoody Circle, in Land Lot 15 of District 17 in Fulton County, Georgia

Purpose: To allow the construction of a detached two-car, two-story garage with office above.

Case # 2004V-245 FCN

910 DUNSTER COURT

The appeal of Ratib and Linda Karam seeks a variance to the Fulton County Zoning Resolution in a CUP (Community Unit Plan District) zoning classification as follows:

Request:

To reduce the minimum required 10-foot setback for a swimming pool to allow an 8-foot and six inch side yard setback from the south property line (Ref: Article XIX.3.12).

Property located at 910 Dunster Court, in Land Lot 1031 of District 2-2 in Fulton County, Georgia.

Purpose: To bring into compliance the recently constructed swimming pool that encroaches the side yard setback by 1½ feet.

Case # 2005V-004 FCN

14160 BIRMINGHAM HIGHWAY

The appeal of George and Alice Massey seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

Request:

To allow parking of a specialized vehicle (backhoe) on agricultural zoned property (Ref: Article VIII.5).

Property located at 14160 Birmingham Highway, in Land Lot 776 of District 2-2 in Fulton County, Georgia.

Purpose: To allow an eleven-acre tract used for residential and agricultural purposes to store a backhoe used to maintain the property.

Case # 2005V-006 FCS

4690 SHOSHONEE TRAIL

The appeal of Marcia Parrish seeks a variance to the Fulton County Zoning Resolution in an R-3 (Single Family Dwelling District) zoning classification as follows:

Request:

To reduce the minimum required rear yard setback from 35 feet to 6.5 feet (Ref: Article VI.4.3, Section D).

Property located at 4690 Shoshonee Trail, in Land Lot 33 of District 13 in Fulton County, Georgia.

Purpose: To allow the construction of a 16 X 28 square foot storage building in the rear yard.

Case # 2005VS-007 FCN

4565 JETT ROAD

The appeal of Donald and Kim Addington seeks a secondary variance to the Fulton County Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification as follows:

Request:

To allow an existing garage to encroach the minimum required 60-foot front yard setback by four (4) feet (Ref: Article VI.2.3.B).

Property located at 4565 Jett Road, in Land Lot 162 of District 17 in Fulton County, Georgia.

Purpose: An approximate 1,300 square foot garage addition was constructed with a portion of the structure encroaching the front yard setback leaving a 56-foot front setback.

Case # 2005V-008 FCN

5575 GLENRIDGE CONNECTOR

The appeal of Joseph Flannigan and Elizabeth Andross seeks a variance to the Fulton County Zoning Resolution in an O-I (Office and Institutional District) zoning classification as follows:

Request:

To reduce the required 8-foot wide sidewalk along Glenridge Connector to 5 feet. Sidewalk will start from back of curb (Ref: Article XII B (1), 3.B.E.).

Property located at 5575 Glenridge Connector, in Land Lot 38 of District 17 in Fulton County, Georgia.

Purpose: To seek relief from the Perimeter Community Improvement District sidewalk requirements along frontage of the Glenridge Highland Office Development.

Case # 2005V-012 FCN

105 INLAND DRIVE

The appeal of Gary Shaban seeks variances to the Fulton County zoning Resolution in an R-3 (Single Family Dwelling District) zoning classification as follows:

Requests:

- (1) To allow a tree house within the front yard (Ref: Article VI.4.3, Section I).
- (2) To allow tree house to encroach the front building line of 50 feet, maintaining a 40-foot setback from front property line (Ref: Article VI.4.3, Section B).

Property located at 105 Inland Drive, in Land Lot 39 of District 17 in Fulton County, Georgia.

Purpose: To allow a tree house to remain in front yard.

Case # 2005V-013 FCS

4555 WASHINGTON ROAD

The appeal of Andy Lawson seeks variances to the Fulton County Zoning Resolution in an A (Medium Density Apartment District) zoning classification as follows:

Requests:

- (1) To increase the sign area from 16 square feet to 32 square feet for an identification monument located on each side of the entrance to the Highland Brooke Apartment Homes (Ref: XXXIII.5, Section C (2)).
- (2) To allow the overall sign structure to exceed the maximum 3.5 times 32 square feet of allowable sign size for a total sign structure size of 184.95 square feet (Ref: Article XXXIII.4.9).

Property located at 4555 Washington Road, in Land Lot 34 of District 13 in Fulton County, Georgia.

Purpose: To allow construction of a new entry wall type sign for the existing Azalea Manor apartment development as part of a renovation project.

Case # 2005V-017 FCN

5866 ROSWELL ROAD

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

Request:

To allow property less than 40,000 square feet to construct a free-standing sign at the property's intersection of Roswell Road and Cliftwood Drive (Ref: Article XIIB.6.A, Section I).

Property located at 5866 Roswell Road, in Land Lot 90 of District 17 in Fulton County, Georgia.

Purpose: To allow logo changes to the existing Shell Gas signage compliant with the Sandy Springs Overlay District.

Case # 2005V-018 FCS

4225 FULTON INDUSTRIAL BLVD

The appeal of Kishor Bhakta seeks variances to the Fulton County Zoning Resolution in an M-2 (Heavy Industrial District) zoning classification as follows:

Requests:

- (1) To increase the sign area from 64 square feet to 90 square feet for the free-standing sign located at the entrance to Armada Inn from Fulton Industrial Boulevard (Ref: Article XXXIII.5, Section F (2)).
- (2) To allow two existing roof signs to remain identifying the Armada Inn (Ref: Article XXXIII.3, Section I).

Property located at 4225 Fulton Industrial Boulevard, in Land Lot 52 of District 14F in Fulton County, Georgia.

Purpose: To allow face changes to existing signs reflecting new name of Armada Inn, formerly Ramada Inn.

Case # 2005V-019 FCN

5805 STATE BRIDGE ROAD

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

Requests:

- (1) To increase the height of a sign from 8 feet to 13 feet for the Medlock Corners Shopping Center (Ref: Article XII.E.6).
- (2) To allow an off-site identification signage for the Publix Grocery Store adjacent tenant to west, on the Medlock Corners sign at the project entrance from State Bridge Road (Ref: Article XXXIII.4.9).
- (3) To allow sign base greater in width than sign face (Ref: Article XII.E.5, Section 1.A).
- (4) To increase the maximum required sign area from 64 square feet to 66 square feet (Ref: Article XII.E.6).

Property located at 5805 State Bridge Road, in Land Lots 330 and 331 of District 1-1 in Fulton County, Georgia.

Purpose: To allow the construction of a new project identification sign for the new tenant in the old Wal-Mart Shopping Center on State Bridge Road.

Case # 2005V-020 FCN

335 CROSSTREE LANE

The appeal of George B. Powell seeks a variance to the Fulton County Zoning Resolution in an R-2A/R-3 (Single Family Dwelling District) zoning classification as follows:

Request:

To allow swimming pool in legal front yard adjoining Riverside Drive (Ref: Article VI.4.3, Section I).

Property located at 335 Crosstree Lane, in Land Lots 129 and 130 of District 17 in Fulton County, Georgia.

Purpose: To allow construction of a pool on a double frontage lot having a second front yard along Riverside Drive. The pool will be setback approximately 140 feet from Riverside Drive.

Case # 2005V-022 FCN

5197 ROSWELL ROAD

The appeal of Donna Thomas seeks a variance to the Fulton County Zoning Resolution in an O-I (Office and Institutional District) zoning classification as follows:

Request:

To allow property less than 40,000 square feet to have a free-standing sign (Ref: Article XII.B.6.A, Section 1).

Property located at 5197 Roswell Road, in Land Lot 92 of District 17 in Fulton County, Georgia.

Purpose: To allow a medical office to construct a ground sign at entrance to provide improved visibility due to surrounding trees.

Case # 2005V-023 FCS

3630 DEMOONEY ROAD

The appeal of Ronald D. Wade, Sr., seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

Request:

To allow parking of wrecker truck within the side yard of existing residence (Ref: Article XVIII.3.2).

Property located at 3630 DeMooney Road, in Land Lot 144 of District 14F in Fulton County, Georgia.

Purpose: The applicant proposes to park truck on existing concrete pad.

Case # 2005V-024 FCN

2745 FRANCIS ROAD

The appeal of Mark Murphy seeks variances to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

Requests:

- (1) To allow a non-monument type sign structure (Ref: Article XIIH.3.7, Section A (1)).
- (2) To increase the height of the sign structure from six feet to nine feet and six inches (Ref: Article XIIH.3.7, Section A (2)).

Property located at 2745 Francis Road, in Land Lots 617, 680, and 689 of District 2-2 in Fulton County, Georgia.

Purpose: To allow the placement of a brick column hanging sign at the entrance to the Clearbrooke Subdivision (40-lot development) from Francis Road.

Case # 2005V-025 FCN

16300 FREEMANVILLE ROAD

The appeal of Mark Murphy seeks variances to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

Requests:

- (1) To allow a non-monument type sign structure (Ref: Article XIIH.3.7, Section A (1)).
- (2) To increase the height of the sign structure from six feet to nine feet and six inches (Ref: Article XIIH.3.7, Section A (2)).

Property located at 16300 Freemanville Road, in Land Lots 240 and 241 of District 2-2 in Fulton County, Georgia.

Purpose: To allow the development of Phase I of the Humphries (10 lots) allowing signage at the entrance from Freemanville Road.

Case # 2005V-026 FNC

CUMMINGS HGWY (STATE ROUTE 9)

The appeal of Grant A. Grimes and Carl Westmoreland, Jr. seeks variances to the Fulton County Zoning Resolution in a C-2 (Commercial District) zoning classification as follows:

Requests:

- (1) To allow an off-site identification monument at the entrance to the Preston Woods Subdivision from Highway State Route 9 (Ref: Article XXXIII.3, Section N.
- (2) To allow an additional identification monument on the subject commercially zoned property to provide identification for the proposed subdivision development (Ref: Article XXXIII.5, Section F.2/12.G.5 (D).
- (3) To allow the base of the sign to be greater than the width of the sign face (Ref: Article XXXIII.5/12.G.5 (A).

Property located at Cummings Highway (State Route 9), in Land Lot 757 of District 2-2 in Fulton County, Georgia.

Purpose: To allow signage for the Preston Woods Subdivision (150 single-family lots) to be located along the State Route 9 frontage with the development setback approximately 250 feet from State Route 9.

Case # 2005V-027 FCN

CUMMINGS HGWY (STATE ROUTE 9)

The appeal of Grant A. Grimes and Carl Westmoreland, Jr. seeks variances to the Fulton County Zoning Resolution in a C-2 (Commercial District) zoning classification as follows:

Requests:

- (1) To allow an off-site identification monument at the entrance to the Preston Woods Subdivision from Highway State Route 9 (Ref: Article XXXIII.3, Section N.
- (2) To allow an additional identification monument on the subject commercially zoned property to provide identification for the proposed subdivision development (Ref: Article XXXIII.5, Section F.2).
- (3) To allow the base of the sign to be greater than the width of the sign face (Ref: Article XXXIII.5/12.G.5 (A).

Property located at Cummings Highway (State Route 9), in Land Lot 757 of District 2-2 in Fulton County, Georgia.

Purpose: To allow signage for the Preston Woods Subdivision (150 single family lots) to be located along the State Route 9 frontage with the development setback approximately 250 feet from State Route 9.
