

Board of Zoning Appeals  
Agenda  
April 20, 2006

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**Case # 2005V-259 FCN**

**5945 STATE BRIDGE ROAD**

(Held from Mar '06)

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

**Requests (Revised):**

- (1) To increase the maximum sign area from 32 square feet to 58.17 square feet. (Ref: Article 12.E.6).
- (2) To increase the allowable tenant panels from four panels to eight panels (Ref: Article 12.E.6).
- (3) To allow the sign base to be equal to the sign face (Ref: Article 12.E.6).
- (4) To modify 30-foot wide landscape strip along the State Bridge Road frontage to improve visibility of store wall signs (Article 12.E.4.A.2).
- (5) To reduce the number of parking islands to improve visibility of store wall signs (Ref: Article 4.23.2).

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.

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**Case # 2005V-271 FCN**

**STATE ROUTE 9**

(Held from Mar '06)

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

**Requests:**

- (1) To delete the required 25-foot buffer along the east property line to provide a 10-foot wide landscape strip planted to buffer standards (Ref: Article 4.23).
- (2) To delete the required 25-foot buffer along the west property line to provide a 15-foot wide landscape strip planted to buffer standards (Ref: Article 4.23).
- (3) To delete the required 50-foot buffer along the south property line (rear) to provide a 15-foot landscape strip planted to buffer standards (Ref: Article 4.23)
- (4) To reduce the required 20-foot landscape strip to a 10-foot wide landscape strip along the State Route 9 frontage (north property line (Ref: Article 12G.4, Section A.1).
- (5) To reduce the minimum required parking from 48 spaces to 18 spaces (Ref: Article 18.3.1, Section F).

Property located at State Bridge Highway 9, in Land Lot 1123 of District 2 in Fulton County, Georgia.

**Purpose:** To allow the development of a 9,600 square foot retail center, Magnolia Plaza.

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**Case # 2006V-008 FCS**  
(Held From Mar '06)

**6565 YOUPON ROAD**

The appeal of Frank Downey 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 30 feet for Lot 17 along Youpon Road (Ref: Article 6.4.3, Section D).

Property located at 6565 Youpon Road, in Land Lot 164 of District 9F in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family dwelling on Lot 17 of the Waterford Edge (formerly Rock Creek) Subdivision.

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**Case # 2006V-009 FCS**  
(Held From Mar '06)

**635 BLUEANGEL DR**

The appeal of Frank Downey 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 lot width from 75 feet to 65 feet feet on Lot 27 (Ref: Article 6.4.3, Section F).

Property located at 635 Blueangel Drive, in Land Lot 164 of District 9F in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family dwelling on Lot 27 of the Waterford Edge (formerly Rock Creek) Subdivision.

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**Case # 2006V-010 FCS**  
(Held From Mar '06)

**4405 WILD LAKE DRIVE**

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

**Request:**

- (1) To reduce the minimum required front yard setback from 50 feet to 45 feet on Lot 32 along Wild Lake Drive (Ref: Article 6.4.3, Section B).
- (2) To reduce the minimum required rear yard setback from 35 feet to 30 feet for Lot 32 (Ref: Article 6.4.3).

Property located at 4405 Wild Lake Drive, in Land Lot 164 of District 9F in Fulton County, Georgia.

**Purpose:** To allow construction of a single family dwelling on Lot 32 of the Waterford Edge (formerly Rock Creek) Subdivision.

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**Case # 2006V-031 FCN**

**13309 DEERFIELD POINT DRIVE**

The appeal of Tina A. Brennan seeks a variance to the Fulton County Zoning Resolution in a TR (Townhouse District) zoning classification as follows:

**Request:**

To allow a second monument sign internal to the development site at the entrance to the Deerfield Landing Town Home Development (Ref: Article 33.5, Section C.2).

Property located at 13309 Deerfield Point Drive in Land Lot 975 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow a new town home development to construct a sign along the internal drive. An existing sign for the Stoneleigh Apartments already exists at the McGinnis Ferry Road entrance.

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**Case # 2006V-032 FCS**

**3939 CASCADE-PALMETTO HWY**

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

**Request:**

To allow a service pump canopy within the front yard. The Cedar Grove Overlay District requires fuel pumps and canopies in the rear of structure. (Ref: Article 12.M.4, Section 14).

Property located at 3939 Cascade-Palmetto Highway, in Land Lots 29 and 38 of district 9-C in Fulton County, Georgia.

**Purpose:** To allow the existing gas station to remove and reconstruct a larger service pump canopy in the front yard in the same location of existing canopy.

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**Case # 2006V-033 FCN**

**5950 STATE BRIDGE ROAD**

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

**Request:**

To reduce the minimum required parking spaces from 631 spaces to 527 spaces (Ref: Article 18.2.1).

Property located at 5950 State Bridge Road, in Land Lots 298, 299, 330 and 331 of District 1-1 in Fulton County, Georgia.

**Purpose:** To allow an addition of 9,189 square feet of retail space onto the front of the existing Target store increasing the number of spaces required.

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**Case # 2006VS-042 FCS**

**WELCOME ALL ROAD**

The appeal of Willie Lockhardt seeks variances to the Fulton County Zoning Resolution in a CUP (Community Unit Plan District) zoning classification as follows:

**Requests:**

- (1) To reduce the minimum required setback for an identification monument from 10 feet to 0 feet from the Welcome All Road right-of-way (Ref: Article
- (2) To reduce the minimum required setback for an identification monument from 10 feet to 0 feet from the Kensington Cove right-of-way (Ref: Article
- (3) To allow sign structure to exceed the maximum size of 2 ½ times the sign face (sign face = 24 square feet) (Ref: Article

Property located at Welcome All Road, in Land Lots 152 and 153 of District 9F in Fulton County, Georgia.

**Purpose:** To allow the existing monument sign to remain as constructed at the entrance to the Kensington Heights Subdivision.

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