

Board of Zoning Appeals
April 21, 2005
Agenda

Case # 2005V-013 FCS

4555 WASHINGTON ROAD

(Held from March '05)

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-028 FCS

1185 & 1195 FAIRBURN ROAD

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

Request:

To reduce the required sign setback from 10 feet to 5 feet from Fairburn Road (Out-lot C) (Ref: Article XXXIII.4.9).

Property located at 1185 and 1195 Fairburn Road, in Land Lots 9 & 10 of District 14FF in Fulton County, Georgia.

Purpose: To allow a second freestanding monument sign for out-parcel located behind this developing 12,000 square foot "Shops at Fairburn" retail center.

Case # 2005V-033 FCN

12890 STATE HIGHWAY 9

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

Request:

To allow an identification monument sign where design of base is not equal to sign face (Ref: Article.XII.G.5, Section A).

Property located at 12890 Highway 9, in Land Lot 1048 of District 2-2 in Fulton County, Georgia.

Purpose:

To allow construction of a sign at the entrance to the small retail out-parcel of the Windward Way Development. The proposed sign matches existing signage along State Route 9.

Case # 2005VS-034 FCN

30 PROVIDENCE WAY

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

Request:

To appeal the decision declaring the subject property a non-conforming lot without the required road frontage.

Property located at 30 Providence Way, in Land Lot 950 of District 2-2 in Fulton County, Georgia.

Purpose:

In order to allow expansion of the existing dwelling, the lot must have at least 35 feet of road frontage. The applicant states that Providence Way provides legal frontage.

Case # 2005V-035 FCN

615 ELIZABETH OAK COURT

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

Request:

To reduce the minimum required rear yard setback from 50 feet to 30 feet (Ref: Article V.1.3, Section D).

Property located at 615 Elizabeth Oak Court, in Land Lot 979 of District 2-2 in Fulton County, Georgia.

Purpose: To construct an approximate 850 square foot pool house in the rear yard adjoining the existing pool.

Case # 2005V-042 FCS

6045 BAKERS FERRY ROAD

The appeal of Butch Baur, Waffle House, Inc., seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

Request:

- (1) To allow a wall sign on a non-street facing wall (oriented toward internal drive – west wall) (Ref: Article 33.5, Section G.5).
- (2) To increase the sign area of the street-facing wall sign from 16 square feet to 21.24 square feet (oriented toward Fulton Industrial Boulevard – north wall) (Ref: Article 33.5, Section G.5).

Property located at 6045 Bakers Ferry Road, in Land Lot 109 of District 14F in Fulton County, Georgia.

Purpose: To allow the construction of a Waffle House at the southwest corner of Fulton Industrial and Bakers Ferry Road.

Case # 2005V-044 FCN

5305 WOODRIDGE FOREST TRAIL

The appeal of Lloyd and Linda Greenwald seeks a variance to the Fulton County Zoning Resolution in an R-2A (Single Family Dwelling District) zoning classification as follows:

Request:

To reduce the minimum required building setback from the northwest side property line from 15 feet to 0 feet (Ref: Article VI.3.3, Section C).

Property located at 5305 Woodridge Forest Trail, in Land Lot 175 of District 17 in Fulton County, Georgia.

Purpose: To allow a 250-square foot detached garage constructed sub terrain into the hillside to the northwest side of the existing dwelling.

Case # 2005V-045 FCN

5125 SOUTH TRIMBLE ROAD

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

Request:

To reduce the minimum required side yard setback from 15 feet to 8 feet along the north property line (Ref: Article VI.2.3, Section C).

Property located at 5125 South Trimble Road, in Land Lot 15 of District 17 in Fulton County, Georgia.

Purpose: To allow a garage addition to the side of the existing dwelling (north property line).

Case # 2005V-046 FCS

6555 FULTON INDUSTRIAL BLVD

The appeal of Roy W. Mertz seeks a variance to the Fulton County Resolution in an M-1A, M-2 (Industrial Park/Light Industrial District) zoning classification as follows:

Request:

To allow a non-street facing wall sign for the corner wall oriented toward Fulton Industrial Boulevard (Ref: Article XXXIII.5, Section F).

Property located at 6555 Fulton Industrial Boulevard, in Land Lots 61, 62, 137 and 150 of Districts 9C and 14F in Fulton County, Georgia.

Purpose: To allow wall signage for the new Bosch Office Warehouse on both corner walls.

Case # 2005V-047 FCS

4299 ROOSEVELT HIGHWAY

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

Requests:

- (1) To delete the minimum required 35-foot buffer and 10-foot improvement setback along the west side property line (Ref: Article IV.23.1).

- (2) To delete the minimum required 75-foot buffer and 10-foot improvement setback along the northwest (rear property line (Ref: Article IV.23.1)

Purpose: To allow the construction of an auto repair facility on a 188-acre site.

Case # 2005V-048 FCN

160 HILDERBRAND DRIVE

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

Request:

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

Property located at 160 Hilderbrand Drive in Land Lot 89 of District 17 in Fulton County, Georgia.

Purpose: To allow an existing Hair Salon to place a free-standing wall sign along Hilderbrand Drive.

Case # 2005V-049 FCN

120 NORTHWOOD DRIVE

The appeal of William Mark Sisk seeks variances to the Fulton County Zoning Resolution in the Sandy Springs Overlay District and the C-1 (Community Business District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required sidewalk width from 10 feet to 7 feet (Ref: Article XII.B.5).
- (2) To reduce the minimum required front landscape strip from 10 feet to 2 feet and 6 inches (Ref: Article XII.B.5, Section 1).
- (3) To increase the maximum sign area from 32 square feet to 64 square feet for primary identification monument sign (Ref: Article XII.B.6.A, Section B).
- (4) To increase the maximum sign height from 6 feet to 8 feet for primary identification monument sign (Ref: Article XII.6.A, Section A).
- (5) To allow second identification monument sign for church (Holy Spirit Catholic Center) (Ref: Article XII.B.6.A, Section 2).

- (6) To reduce the minimum required sign setback from 10 feet to 3 feet for signage along Northwood Drive (Ref: Article XXXIII).

Property located at 120 Northwood Drive, in Land Lot 90 of District 17 in Fulton County, Georgia.

Purpose: To allow site improvements and renovations to the Solidarity Mission Village, formerly Dover Square, in accordance with the Sandy Springs Overlay District.

Case # 2005V-050 FCS

6149 OLD NATIONAL HIGHWAY

The appeal of John Roegge seeks variances to the Fulton County Zoning Resolution in a MIX (Mixed Use District) zoning classification as follows:

Requests:

- (1) To increase the maximum sign area from 180 square feet to 2,014.70 square feet, exceeding the maximum square feet and meeting the 5% area of the total front wall (Ref: Article XXXIII.5, Section E.4).
- (2) To allow a non-street facing wall sign along the rear building wall identifying the Tire and Lube Center (Ref: Article XXXIII.5, Section E.4)

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

Purpose: To allow signage for the new Wal-Mart Super Center.

Case # 2005VS-007 FCN

4565 JETT ROAD

(Request for Reconsideration)

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.