

Board of Zoning Appeals
Agenda
May 18, 2006

Case # 2005V-271 FCN

(Held from Apr '06)

STATE ROUTE 9

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 2-2 in Fulton County, Georgia.

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

The appeal of Richard Singer 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 monument sign from 6 feet to 12 feet located at the entrance from State Route 9 (Ref: Article 12.G.5, Section D).
- (2) To increase the sign area from 32 square feet to 63 square feet located at the entrance from State Route 9 (Ref: Article 12.G.g, Section D).
- (3) To increase the wall sign area from 100 square feet to 450 square feet along the North wall elevation facing State Route 9 (Ref: Article 12.G.5, Section K).
- (4) To increase the wall sign area from 100 square feet to 275 square feet along the West wall elevation facing internal parking area (Ref: Article 12.G.5, Section K).
- (5) To allow the sign face to be less than the sign base for monument sign located at the State Route 9 entrance (Ref: Article 12.G.5, Section A).
- (6) To allow a second monument sign along the Webb Road frontage (Ref: Article 12.C.5, Section A).
- (7) To increase the height of the sign monument from 6 feet to 12 feet (Ref: Article 12.G.5, Section D).
- (8) To increase the sign area from 32 square feet to 63 square feet (Ref: Article 12.G.5, Section D).
- (9) To allow delivery information on the monument sign along the Webb Road frontage (Ref: Article 33.4.12, Section A.1.a).

- (10) To allow the sign face to be less than sign base for monument sign along the Webb Road frontage (Ref: Article 12.G.5, Section A).
- (11) To allow area of flags not to exceed 96 square feet (Ref: Article 33.4.12, Section B.1).

Property located at 3065 Webb Road, in Land Lots 1047, 1948 and 1183 of District 2-2 in Fulton County, Georgia.

Purpose: To allow the development of a 150,000 square foot Fry's Electronic Store.

Case # 2006VS-056 FCN

OWENS LAKE ROAD

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

Requests:

- (1) To reduce the minimum required new street setback from 50 feet to 0 feet along the south property line of Lot 48 of Six Hills Subdivision/Phase 2 (Ref: Article 34.5.7).
- (2) To reduce the minimum required new street setback from 50 feet to 0 feet along the north property line of Lot 49 of Six Hills Subdivision/Phase 2 (Ref: Article 34,5,7).

Property located at Owens Lake Road, in Land Lot 1025 of District 2-2 in Fulton County, Georgia.

Purpose: To allow a new subdivision street extending from Owens Lake Road providing access to a 15-lot planned subdivision expansion (Six Hills Subdivision Phase 4).

Case # 2006V-057 FCS

5495 OLD NATIONAL HWY

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

Requests:

- (1) To allow one pole sign measuring 72 square feet at a height of 23 feet along Old National Highway (Ref: Article 12.D.4, Section 3).

- (2) To allow one wall sign measuring 62 square feet on the front wall of the building/non-street facing wall (Ref: Article 12.D.4, Section 4).

Property located at 5495 Old National Highway, in Land Lot 93 of District 13 in Fulton County, Georgia.

Purpose: To allow Kool Smiles Dentists to replace previous Blockbuster signage.

Case # 2006VS-058 FCS

4240 JAILETTE ROAD

The appeal of Ed Etefia seeks a variance to the Fulton County Zoning Resolution in a SUB-C (Single Family District) zoning classification as follows:

Request:

To delete the requirement for sidewalk, curb and gutter along the Jailette Road frontage (Ref: Article 34.5.3).

Property located at 4240 Jailette Road, in Land Lot 158 of District 9F in Fulton County, Georgia.

Purpose: To allow the development of a single family residence at 4240 Jailette Road.