

Board of Zoning Appeals  
Agenda  
July 20, 2006

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**Case # 2006V-071 FCN**

**10630 WATERS ROAD**

(Held from Jun '06)

The appeal of Hamid Alaei seeks a variance to the Fulton County Zoning Resolution in an R4-A (Single Family Dwelling District) zoning classification as follows:

**Request:**

To reduce the required 150-foot buffer to 75 feet along the south property line for approximately 600 feet along the Long Indian Creek bank (Ref: Article VII, Section 26-429.b.1 Fulton County Stream Buffer Ordinance).

Property located at 10630 Waters Road in Land Lot 10 of District 11 in Fulton County, Georgia.

**Purpose:** To allow the development of six (6) single family lots from 3.26 acres.

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**Case # 2006V-079 FCN**

**10080 MEDLOCK BRIDGE ROAD**

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

**Requests:**

- (1) To allow an off-site sign on Lot 2 representing identification of Lots 1, 4 and 5 (Ref: Article 12.E.6).
- (2) To increase sign area from 20 square feet to 28 square feet (Ref: Article 12.E.6).
- (3) To increase sign height from 5 feet to 6 feet (Ref: Article 12.E.6).
- (4) To allow sign face to be less than sign base (Ref: Article 12.E.6).



**Purpose:** To allow the addition of a screened porch to the rear of the existing dwelling.

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Case # 2006V-082 FCN

11055 BELL ROAD

The appeal of Steven Wohl seeks variances to the Fulton County Zoning Resolution in an MIX (Mixed Use District) zoning classification as follows:

**Requests:**

- (1) To increase sign area on entry wall from 16 square feet to 52 square feet along each side of the entrance to the Johns Creek Walk at the Bell Road and Medlock Bridge Road intersection (Ref: Article 33.5, Section E.5).
- (2) To allow an additional sign monument (suspended archway over drive) at the entrance from Medlock Bridge Road (Ref: Article 33.5, Section E.1).
- (3) To allow an increase in sign height of archway from 10 feet to 22.5 feet (Ref: Article 33.5, Section 33.5, Section E.3.a).
- (4) To allow an increase in sign area of archway from 64 square feet to 117 square feet (Ref: Article 33.5, Section E.1).

Property located at 11055 Bell Road, in Land Lot 359 of District 1-1 in Fulton County, Georgia.

**Purpose:** To allow an entry wall and sign archway at the entrance to the Johns Creek Walk mixed use development (26 acres) consisting of office, retail, single family and multifamily uses.

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Case # 2006V-083 FNS

4405 COMMERCE DRIVE

The Appeal of James S. Anderson seeks variances to the Fulton County Zoning Resolution in an M-2 (Heavy Industrial District) zoning classification as follows:

**Requests:**

- (1) To allow a second freestanding sign at the southwest intersection of Fulton Industrial Boulevard and Commerce Drive (Ref: Article 33.5, Section G.2).
  
- (2) To increase the maximum sign area from 64 square feet to 112 square feet (Ref: Article 33.5, Section G.2).

Property located at 4405 Commerce Drive, in Land Lot 52 of District 14F in Fulton County, Georgia.

**Purpose:** To allow a second ground sign for a second business (Anderson Graphics, Inc.) located on-site utilizing existing sign structure.