

**Board of Zoning Appeals**  
**July 21, 2005**  
**Agenda**

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**Case # 2005V-062 FCN**  
(Held from Jun '05)

**2925 & 2935 WEBB ROAD**

Appeal of Donald Rolader seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

**Requests:**

- (1) To reduce the minimum required 20-foot landscape strip long Webb Road to 10-feet (Ref: Article XII.G.4.A.1).
  
- (2) To reduce the minimum required 20-foot landscape strip along State Route 9 to 10 feet (Ref: Article XII.G.4.A.1) (Withdrawn).

Property located at 2925 and 2935 Webb Road in Land Lots 1047 and 1048 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow the development of a 2-acre parcel for office and commercial use.

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**Case # 2005V-078**  
(Held from Jun '05)

**FCN**

**310 HAMMOND DRIVE**

Appeal of Janel Marks and Romi Alavi seeks a variance to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

**Request:**

To allow property under 40,000 square feet to maintain the existing free-standing sign along Hammond Drive (Ref: Article XII.B.2.6, Section A.1).

Property located at 310 Hammond Drive, in Land Lot 89 of District 17, Fulton County, Georgia.

**Purpose:** To allow an existing 32 square foot sign to remain for the Psychic Readings business.

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**Case # 2005V-098 FCN**

**365 GLENCOURTNEY DRIVE**

Appeal of Mark B. Desmond 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 side yard setback from 10 feet to 7 feet along the east property line (Ref: Article VI.4.3, Section C).

Property located at 365 Glencourtney Drive, in Land Lot 75 of District 17, Fulton County, Georgia.

**Purpose:** To allow the construction of a 24'X24' detached garage at the end of the existing driveway.

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**Case # 2005VS-101 FCN**

**5701 ROSWELL ROAD**

Appeal of Steve A. Galberaith seeks a variance to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

**Request:**

To appeal the decision of the Director of Environment and Community Development declaring billboard sign as a non-permitted use or sign type in a C-1 Commercial District (Ref: Article XXXIII.5.G, allow billboards in Industrial Districts only).

Property located at 3512 Old Milton Parkway, in Land Lot 91 of District 17 in Fulton County, Georgia.

**Purpose:** To allow the location of a billboard on the Chevron site oriented toward Roswell Road,

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**CASE # 2005VS-102 FCN**

**398 SOUTH MAIN STREET**

Appeal of Steve A. Galberaith seeks a variance to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

**Request:**

To appeal the decision of the Director of Environment and Community Development declaring a billboard sign as a non-permitted use/sign type in a C-1 Commercial Zoning District (Ref: Article XXXIII.5.G, allow billboards in Industrial District only).

Property located at 398 South Main Street, in Land Lot 648 of District 1-2, Fulton County, Georgia.

**Purpose:** To allow the location of a billboard sign on property located on the northeast corner of Brady Place and South Main Street.

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**Case # 2005V-104 FCN**

**MEDLOCK BRIDGE ROAD**

Appeal of Jeri Dugan seeks variances to the Fulton County Zoning Resolution in an O-I (Office and Institutional District) zoning classification as follows:

**Requests:**

- (1) To allow an off-site identification monument sign along the Medlock Bridge Road frontage of the Publix/Medlock Corner Shopping Center (Ref: Article XXXIII.4.9).
- (2) To allow four tenant panels on Office-Institutional zoned parcel (Ref: Article XII.E.6.)
- (3) To increase the height of the sign from eight feet to twelve feet (Ref: Article XII.E-6).

Property located at Medlock Bridge Road, in Land Lots 299, 300 and 330 of District 1-1 in Fulton County, Georgia.

**Purpose:** To provide tenant identification along Medlock Bridge Road for the Medlock Corners Shopping Center.

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**Case # 2005V-110 FCN**

**4586 NORTHSIDE DRIVE**

Appeal of Susie Habif seeks a variance to the Fulton County Zoning Resolution in an R-1 (Single Family Dwelling) zoning classification as follows:

**Request:**

To reduce the minimum required side yard setback from 25 feet to 15 feet along the south property line (Ref: Article VI.1.3, Section C).

Property located at 4586 Northside Drive, in Land Lots 162 and 177, Fulton County, Georgia.

**Purpose:** To allow expansion of the existing garage creating a third bay.

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**Case # 2005V-112 FCN**

**3505 BETHANY BEND ROAD**

Appeal of Pegah Firoozi seeks a variance to the Fulton County Zoning Resolution in an O-I (Office and Institutional District) zoning classification as follows:

**Request:**

To allow a light yellow-green color on the exterior of the frame residential-like structure that is not a permitted color under the State Route 9 Overlay District Standards (Ref: Article XII.G-4, Section 17).

Property located at 3505 Bethany Bend Road in Land Lot 973 of District 2-1 in Fulton County, Georgia.

**Purpose:** To allow the existing color to remain as the primary building color for the Red Apple Academy Day Care.

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**Case # 2005VS-114 FCS**

**FULTON INDUSTRIAL BLVD**

Appeal of Gerald Davis seeks variances to the Fulton County Zoning Resolution in an M-2 (Heavy Industrial District) zoning classification as follows:

**Request:**

- (1) To delete the requirement for sidewalk along the Fulton Industrial Boulevard frontage (Ref: Article XXXIV.5.3).
- (2) To delete the requirement for sidewalk along the Camp Creek Parkway frontage (Ref: Article XXXIV.5.3).

Property located at 5887 Fulton Industrial Boulevard, in Land Lots 115, 134, and 135 of District 14F in Fulton County, Georgia.

**Purpose:** To appeal Environment and Community Development's decision to provide sidewalks.

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**Case # 2005V-117 FCS**

**6149 OLD NATIONAL HWY**

Appeal of Alex Munoz seeks a variance to the Fulton County Zoning Resolution in a MIX (Mixed Use District) zoning classification as follows:

**Request:**

To seek relief from the Old National Overlay Building and Architectural Standards allowing EIFS (exterior insulation finished system/synthetic stucco finish) in lieu of the required cementitious stucco (Ref: Article XII.D.3, Section D.2).

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

**Purpose:** To allow the new Super Wal-Mart Center to use building material accents made of synthetic stucco.

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**Case # 2005V-118 FCN**

**11005 JONES BRIDGE ROAD**

Appeal of Kandice Williams seeks variances to the Fulton county Zoning resolution in a C-1 (Community Business District) zoning classification as follows:

**Requests:**

- (1) To allow a second monument sign along Jones Bridge Road (Ref: Article XXXIII.5.F).
- (2) To allow for the second monument sign to exceed 64 sq. feet (Ref: Article XXXIII.5.F).
- (3) To allow 12 tenant panels on second sign monument (Ref: Article XII.E.6).

Property located at 11005 Jones Bridge Road, in Land Lot 167 of District 1-1 in Fulton County, Georgia.

**Purpose:** To allow development of a shopping center.

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**Case # 2005V-120 FCN**

**4583 STELLA DRIVE**

Appeal of Tara Henley seeks a variance to the Fulton County Zoning Resolution in an R-3 (Single Family Dwelling) zoning classification as follows:

**Request:**

To reduce the minimum required side yard setback from 10 feet to 7 feet along the north property line (Ref: Article VI.4.3, Section C).

Property located at 4583 Stella Drive, in Land Lot 119, of District 17 in Fulton County, Georgia.

**Purpose:** To allow the front corner of the house to encroach the side yard setback by three feet.

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**Case # 2005V-121 FCN**

**CRABAPPLE ROAD**

Appeal of Paul Hass seeks variances to the Fulton County Zoning Resolution in a MIX (Mixed Use District) zoning classification as follows:

**Requests:**

- (1) To allow two identification monument signs along Crabapple Road at each project entrance (Ref: Article XIIH(1).8.A.2.C).
- (2) To allow second wall signs per business (opposite faces of businesses) on non-street facing walls Ref: Article XIIH(1).8.B.5).
- (3) To allow wall signs to be constructed of wood letters set on a hardi plank freeze (Ref: Article XIIH (1).8.B.4).

Property located at Crabapple Road, in Land Lots 1135 and 1170 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow development of the Crabapple Station, a mixed residential (65 units) and commercial (19,000 square feet) development.

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**Case # 2005V-122 FCN**

**335 CREEK POINT**

Appeal of Javad Oskoei seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

**Request:**

To reduce the minimum required side yard setback from 25 feet to 15 feet along the west property line of Lot 7 (Ref: Article V.1.3, Section C).

Property located at 335 Creek Point, in Land Lot 917 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family dwelling on Lot 7 of the Creek Crossing Subdivision.

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