

Board of Zoning Appeals
Agenda
August 16, 2007

Case # 2007V-033 FCS
(Held from Jul 07)

5725 LINE CREEK ROAD

The appeal of Les Patch seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural) zoning classification as follows:

Request:

To reduce the side corner setback from 40 feet to 26 feet along Line Creek Road (Ref: Article 5.1.3, Section C).

Property located at 5725 Line Creek Road, in Land Lot 94 of District 9 in Fulton County, Georgia.

Purpose: To allow the construction of a single-family dwelling and minimize impact to stream and stream buffers.

Case # 2007V-034 FCS

3870 CASCADE ROAD

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

Requests:

- (1) To allow a sign to be constructed on the existing sign foundation that is in the right-of-way of Kimberly Road (Ref: Article 33.4.9).
- (2) To increase the sign area of a monument sign from 32 square feet to 60 square feet (Ref: Article 12.C.4).
- (3) To increase the sign height from 6 feet to 12 feet for greater visibility (Ref: Article 12.C.4).
- (4) To allow external illumination of monument sign (Ref: Article 12.C.4, Section F.2).

Property located at 3870 Cascade Road, in Land Lots 10 and 28 of District 14-F in Fulton County, Georgia.

Purpose: To increase the monument sign area from 32 square feet to 60 square feet, and to increase the height of the monument sign from 6 feet to 12 feet for greater visibility from Cascade Road.

Case # 2007V-035 FCS

2380 SHERIFF ROAD

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

Request:

To allow an additional monument sign with area of 24 square feet and height of four feet (Ref: Article 12.D.4, Section 3).

Property located at 2380 Sheriff Road and Old National Highway, in Land Lot 101 of District 13 in Fulton County, Georgia.

Purpose: To allow an additional monument sign for the Sonic Drive-In fast food restaurant along the Old National Highway frontage for greater visibility.

Case # 2007V-036

3372 DACITE COURT

The appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning classification as follows:

Request:

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 24 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

Property located at 3372 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To allow a suitable location for the construction of a single family dwelling.

Case # 2007V-037 FCS

212 CHERT WAY

The Appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning classification as follows:

Request:

To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot 58 (Ref: Article 6.6.3, Section B).

Property located at 212 Chert Way, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To allow the construction of a single-family dwelling without encroachment on the 20-foot drainage easement along the southern portion of the lot, and to have a building pad on a more suitable location on the lot.

Case # 2007V-038 FCS

3369 DACITE COURT

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

Requests:

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 25 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

Property located at 3369 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To provide a more suitable location on the lot for the construction of a single family dwelling.

Case # 2007V-039 FCS

3373 DACITE COURT

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

Requests:

- (1) To reduce the minimum required front yard setback from 45 Feet to 25 feet for Lot # 26 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3. Section F)

Property located at 3373 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

Case # 2007V-040 FCS

3377 DACITE COURT

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

Requests:

- (1) To reduce the required minimum front yard setback from 45 feet to 25 feet for Lot # 27 (Ref: Article 6.6.3, Section F).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

Property located at 3377 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia

Purpose: To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

Case # 2007V-041 FCS

3405 DACITE COURT

The appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

Request:

To reduce the required minimum front yard setback from 35 feet to 25 feet for Lot # 34 (Ref: Article 6.6.3, Section B).

Property located at 3405 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

Case # 2007V-042 FCS

3505 DACITE COURT

The appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

Request:

To reduce the required minimum required front yard setback from 35 feet to 25 feet for Lot # 95 (Ref: Article 6.6.3, Section B).

Property located at 3505 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia

Purpose: To have a building pad at a more suitable location on the lot for the construction of a single-family.

Case # 2007V-043 FCS

3509 DACITE COURT

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 zoning classification as follows:

Requests:

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 96 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum required lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3509 Dacite Court, in Land Lot 129 of District 29 in Fulton County, Georgia.

Purpose: To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.
