

Board of Zoning Appeals
Agenda
August 17, 2006

Case # 2006V-081 FCN
(Held from Jul 06)

316 TAYLOR GLEN

The appeal of Dave Bielicki 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 rear yard setback from 50 feet to 37 feet (Ref: Article t.1.3, Section D).

Property located at 316 Taylor Glen in Land Lots 590 and 591, of District 2-2 in Fulton County, Georgia.

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

Case # 2006V-083 FCS
(Held from Jul 06)

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 (Anderson Graphics, Inc.).

Case # 2006V-096 FCS

3695 ROOSEVELT HWY

The appeal of Jonathan Carter seeks a variance to the Fulton County Zoning Resolution in an A (Medium Density Apartment) zoning classification as follows:

Request:

To allow a wrought iron fence within the right-of-way of Delano Road for approximately 700 feet (Ref: Article 4.11, Section F).

Property located at 3695 Roosevelt Highway, in Land Lot 129 of District 9F in Fulton County, Georgia.

Purpose: To allow the Siloam Baptist Church to maintain the existing wrought iron fence as constructed within the right-of-way of Delano Road.

Case #2006V-099 FCS

6955 CAMP VALLEY ROAD

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

Requests:

- (1) To reduce the minimum required rear yard setback from 50 feet to 10 feet to allow the reconstruction of a storage shed (Ref: Article 5.1.3, Section D).

- (2) To reduce the minimum required side yard setback from 25 feet to 10 feet to allow the reconstruction of a storage shed (Ref: Article 5.1.3, Section C).

Property located at 6955 Camp Valley Road, in Land Lot 165 of District 13 in Fulton County, Georgia.

Purpose: To allow the rebuilding of a storage shed in the rear corner of the property setback 10 feet from side and rear property lines (northeast corner).

Case # 2006VS-100 FCS

CAPPS FERRY ROAD

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

Request:

To delete the requirement for sidewalk, curb and gutter along 290 feet of Capps Ferry Road frontage (Ref: Article 34.5.7).

Property located at Capps Ferry Road, in Land Lots 129 and 148 of District 8 in Fulton County, Georgia.

Purpose: To allow the development of a one-acre lot cut from approximately 67 acres.

Case # 2006V-101 FCN

745 GOLF VISTA COURT

The appeal of Todd Boney seeks a variance to the Fulton County Zoning Resolution in a CUP (Community Unit Plan) zoning classification as follows:

Request:

To delete the requirement for a self-closing gate around the perimeter of a swimming pool (Ref: Article 19.3.12, Section B).

Property located at 745 Golf Vista Court, in Land Lot 598 of District 2-2 of Fulton County, Georgia.

Purpose: To allow an automatic safety cover in lieu of gate/fence.

Case # 2006V-103 FCN

12900 FREEMANVILLE ROAD

The appeal of Susie Aga seeks variances to the Fulton County zoning Resolution in an AG-1 (Agricultural) zoning classification as follows:

Requests:

- (1) To reduce the minimum required side yard setback from 100 feet to 50 feet along the north property line for the primary building and boarding facility (Ref: Article 5.1.2, Section A.5).
- (2) To reduce the minimum required side yard setback from 100 feet to 90 feet along the south property line for the primary building and boarding facility (Ref: Article 5.1.2, Section A.5).
- (3) To reduce the minimum required side yard setback for open pens/runs from 200 feet to 115 feet along the north property line (Ref: Article 5.1.2, Section A-5).
- (4) To reduce the minimum required rear yard setback for open pens/runs from 200 feet to 35 feet along the west property line (Ref: Article 5.1.2, Section A.5).
- (5) To reduce the minimum required side yard setback for pen/runs from 200 feet to 0 feet along the south property line (Ref: Article 5.1.2, Section A.5).

Property located at 12900 Freemanville Road, in Land Lots 1061 and 1100 of District 2-2 in Fulton County, Georgia.

Purpose: To allow the development of a doggie day care and boarding facility.

Case # 2006V-115 FCS

FLAT SHOALS/OLD NATIONAL

The appeal of Steve Redding seeks a variance to the Fulton County Zoning Resolution in a MIX (Mixed Use) zoning classification as follows:

Request:

To reduce the minimum required setback from a gas easement from 40 feet to 2 feet for four townhouse units (Ref: Article 34.5.12).

Property located at Flat Shoals Road in Land Lots 83 and 84 of District 14F in Fulton County, Georgia.

Purpose: To allow the development of an approximate 30-acre tract for a total of 194 town home units (Mallory Park).