

Requests:

- (1) To reduce the minimum required side yard setback from 15 feet to 0 feet along the east property line for garage addition (Ref: Article VI.3.3, Section C).
- (2) To allow an accessory structure (outdoor fireplace) within one foot of the east side property line (Ref: Article VI.3.3, Section I).

Property located at 1000 Edgewater Drive, in Land Lot 171 of District 17 of Fulton County, Georgia.

Purpose: To bring into compliance the existing garage addition and above patio with an outdoor fireplace.

Case # 2005V-172 FCN 875 JOHNSON FERRY ROAD

The appeal of Mike Mason seeks a variance to the Fulton County Zoning Resolution in an O-I (Office and Institutional District) zoning classification as follows:

Request:

To increase the maximum wall sign area from 180 square feet to 360 square feet (Ref: Article XXXIII.5, Section D.3).

Property located at 875 Johnson Ferry Road, in Land Lot 38 of District 17 in Fulton County, Georgia.

Purpose: To allow the placement of Emory Vision, a second 180 square foot wall sign along the Emory Clinic Building utilizing the building wall oriented along the GA 400 frontage.

Case # 2005V-174 FCN 10905 JONES BRIDGE ROAD

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

Requests:

- (1) To allow the sign face to be greater than the sign base (Ref: Article XII.E.6, Section A).
- (2) To allow the monument type sign to be internally illuminated (Ref: Article XII.e.6, Section D).

Property located at 10905 Jones Bridge Road, in Land Lot 168 of District 1-1 of Fulton County, Georgia.

Purpose: To allow the sign conversion of a South Trust Bank to a Wachovia Bank, replacing the existing pole sign with a monument sign at five feet in height and 25 square feet in area.

Case # 2005V-179 FCN

2995 HAYNES TRAIL

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

Request:

To allow a swimming pool in the legal front yard of Lot 24 of the Haynes Manor Subdivision (adjoining Haynes Bridge Road) (Ref: Article XIX.3.11).

Property located at 2995 Haynes Trail, in Land Lot 866 of District 1-2 in Fulton County Georgia.

Purpose: The subject lot has two frontages; the dwelling faces Haynes Trail with the rear adjoining Haynes Bridge Road.

Case # 2005V-180 FCN

4935 NORTHWAY DRIVE

The appeal of Michael Skop 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 5 feet along the south property line (Ref: Article VI.4.3, Section C).

Property located at 4935 Northway Drive, in Land Lot 40 of District 17 in Fulton County, Georgia.

Purpose: To allow the construction of a two-car garage over an existing parking pad.

Case # 2005V-181

345 CREEK POINT

The 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 10 feet for Lot 8 along the west property line (Ref: Article V.1.3, Section C).

Property located at 345 Creek Point, in Land Lot 917 of District 2-2 in Fulton County, Georgia.

Purpose: To allow construction of a single family dwelling on Lot 8 allowing a side entry garage in the Creek Point Subdivision.

Case # 2005V-182 FCN

355 CREEK POINT

The 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 for Lot 9 along the west property line (Ref: Article V.1.3, Section C).

Property located at 345 Creek Point, in Land Lot 917 of District 2-2 in Fulton County, Georgia.

Purpose: To allow construction of a single family dwelling on Lot 9 allowing a side entry garage in the Creek Point Subdivision.

Case # 2005V-183 FCN

455 OLD HOMESTEAD TRAIL

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

Request:

To allow an accessory structure within the front yard of an existing 3.37-acre tract (Ref: Article XI.2.4, Section L).

Property located at 455 Old Homestead Trail, in Land Lots 432, 437, and 438 of District 1-1 in Fulton County, Georgia.

Purpose: To allow the construction of a seven-bay parking garage detached from the existing dwelling on-site. The proposed building will be setback approximately 300 feet from Old Homestead Trail.

Case # 2005V-184 FCN

ROBERTS DR AND COLONEL DR

The appeal of Lawrence Roberts seeks variances to the Fulton County Zoning Resolution in a M-1 (Light Industrial District) zoning classification as follows:

Requests:

- (1) To increase the height of a billboard sign from 100 feet to 200 feet (Ref: Article XXXIII.5, Section G.1.C).
- (2) To reduce the minimum required setback from 100 feet to 0 feet from the GA 400 right-of-way along the east property line (Ref: Article XXXIII.5, Section G.1.c).
- (3) To reduce the minimum required setback from 100 feet to 45 feet from the Roberts Drive right-of-way along the south property line (Ref: Article XXXIII.5, Section G.1.c).

- (4) To reduce the minimum required setback from 100 feet to 60 feet from the Colonel Drive right-of-way along the west property line (Ref: Article XXXIII.5, Section G.1.c).
- (5) To reduce the minimum required setback from residential zoning (Apartments across Colonel Drive) from 500 feet to 110 feet (Ref) Article XXXIII.5, Section G.1.b).
- (6) To reduce the minimum required setback from residential zoning (adjacent R-2 property along north property line) from 500 feet to 0 feet (Ref: Article XXXIII.5, Section 1.b).

Property located at Roberts Drive and Colonel Drive, in Land Lot 364 of District 6 in Fulton County, Georgia.

Purpose: To allow placement of a billboard on a 0.359-acre remnant parcel located at the northeast corner of Roberts and Colonel Drives, in Land Lot 89 of District 17 in Fulton County, Georgia.

Case # 2005V-185 FCN

227 SANDY SPRINGS PLACE

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

Requests:

- (1) To allow a wall sign that projects vertically from a building wall (Ref: Article XXXIII.3, Section r).
- (2) To allow Building 300 to have a sign on a non-street facing wall (east wall) (Ref: Article XXXIII.5, Section F.5).
- (3) To allow Building 325 to have a sign on a non-street facing wall (north wall) (Ref: Article XXXIII.5, Section F.5).
- (4) To allow Building 350 to have a sign on a non-street facing wall (south wall) (Ref: Article 33.5, Section F.5).
- (5) To allow Building 350 to have a sign on a non-street facing wall (east wall) (Ref: Article XXXIII.5, Section F.5).

- (6) To allow Building 400 to have a sign on a non-street facing wall (south wall) (Ref. Article XXXIII.5, Section F. 5).
- (7) To allow Building 500 to have a sign on a non-street facing wall (west wall) (Ref Article XXXIII.5, Section F.5).
- (8) To allow Building 500 to have a sign on a non-street facing wall (east wall) (Ref. Article XXXIII.5, Section F-5).

Property located at 227 Sandy Springs Place, in Land Lot 89 of District 17 in Fulton County, Georgia.

Purpose: To allow the Kroger-City Walk shopping center to place projected signs on internal building walls for increased visibility.

Case # 2005V-192 FCN **1025 MOUNTAIN CREEK TRAIL**

The appeal of Jim Winer seeks a variance to the Fulton County Zoning Resolution in an R-2A (Single Family Dwelling District) zoning classification as follows:

Request:
To reduce the minimum required side yard setback from 15 feet to 8 feet (Ref: Article VI.3.3, Section C).

Property located at 1025 Mountain Creek Trail, in Land Lots 171 and 172 of District 17 in Fulton County, Georgia.

Purpose: To bring existing side yard setback into compliance and to allow room additions onto the front of the dwelling.