

Board of Zoning Appeals  
Agenda  
September 20, 2007

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**Case # 2007V-037 FCS**  
(Held from Aug 07)

**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).

The property is 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.

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**Case # 2007V-044 FCS**

**209 CHERT WAY**

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

**Requests:**

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 63 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 209 Chert Way in Land Lot 129 of District 13, in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family dwelling. The location of the detention easement prevents construction within the required setbacks.

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**Case # 2007V-045 FCS****3376 DACITE COURT**

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

**Requests:**

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 23 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3376 Dacite Court, in Land Lot 129 of District 13, in Fulton County, Georgia.

**Purpose:** To allow the construction of a single-family dwelling due to the location of the flood plain in the rear yard.

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**Case # 2007V-046 FCS****3473 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:**

To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 88 (Ref: Article 6.6.3.B).

The property is located at 3473 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.

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**Case # 2007V-047 FCS****3501 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:**

To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 94 (Ref: Article 6.6.3.B).

The property is located at 3501 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 without encroaching onto the drainage easement.

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**Case # 2007V-048 FCS**

**3512 DACITE COURT**

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

**Requests:**

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 97 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3512 Dacite Court in Land Lot 129 of District 13, in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family dwelling without encroaching into the tree save area.

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**Case # 2007V-049 FCS**

**3508 DACITE COURT**

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

**Requests:**

- (1) To reduce the minimum required front yard set back from 35 feet to 25 feet for Lot # 98 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3508 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To allow the construction of a single-family dwelling without encroachment into the tree save area.

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**Case # 2007V-050 FCS** **3504 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:**

To reduce the minimum required front yard set back from 35 feet to 25 feet for Lot # 99 (Ref: Article 6.6.3, Section B).

The property is located at 3504 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To allow a building pad at a suitable location on the lot for the construction of a single-family dwelling.

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**Case # 2007V-051 FCS** **6369 ROCK LANE**

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 set back from 35 feet to 25 feet for Lot # 81 (Ref: Article 6.6.3, Section B).

The property is located at 6369 Rock Lane, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To allow the construction of a single-family dwelling without encroachment onto the 20-foot drainage easement in the rear yard.

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**Case # 2007V-052 FCS** **6393 ROCK LANE**

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 set back from 35 feet to 25 feet for Lot # 86 (Ref: Article 6.6.3, Section B).

The property is located at 6393 Rock Lane, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To allow a building pad at a suitable location on the lot for the construction of a single-family dwelling.

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**Case # 2007V-053 FCS**

**5337 OLD NATIONAL HWY**

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

**Request:**

- (1) To allow the existing 48-square foot surface area pole sign to remain in lieu of the required 32-square foot monument sign (Ref: Article 12.D.4, Section 2).
  
- (2) To allow the existing pole sign to remain in place of an ID monument sign along the Old National Highway frontage (Ref: Article 12.D.4, Section 13).

The property is located at 5337 Old National Highway, in Land Lot 68 of District 13 in Fulton County Georgia.

**Purpose:** To allow existing signage to remain for greater visibility from the Old National frontage.