

Board of Zoning Appeals
Agenda
October 18, 2007

Case # 2007V-034 FCS
(Held from Aug '07)

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
(Held from Aug '07)

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-053 FCS
(Held from Sep 07)

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:

Requests:

- (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 signage to remain for greater visibility from the Old National Frontage.

Case # 2007V-054 FCS

ROOSEVELT HIGHWAY

The appeal of Matthew Wilder seeks a variance to the Fulton County Zoning Resolution in an O-I (Office & Institutional) zoning classification as follows:

Request:

To allow full exemption from the Specimen Tree Recompense requirement and reduce specimen tree recompense to zero (Ref: Fulton County Tree Preservation Ordinance, Section IV, C.2A, Re-vegetation, specimen tree recompense).

The property is located on Roosevelt Highway, in Land Lot 62 of District 13 in Fulton County, Georgia.

Purpose: To allow a suitable location on the site for the construction of a community center without encroaching into the buffers, landscape strips and parking areas.

Case # 2007V-061 FCS

1473 BLAIRWOOD COURT

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

Request:

To reduce the minimum required front yard setback from 50 feet to 30 feet along the Blairwood Court frontage for Lot #1 (Ref: Article 6.4.3, Section B).

The property is located at 1473 Blairwood Court, in Land Lot 79 of District 14F in Fulton County, Georgia.

Purpose: To be able to find suitable locations for the construction of a single family dwelling without encroachment into the stream buffer in the rear yard.

Case # 2007V-062 FCS

1463 BLAIRWOOD COURT

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

Request:

To reduce the minimum required front yard setback from 50 feet to 40 feet along the Blairwood Court frontage for Lot #2 (Ref: Article 6.4.3, Section B).

The property is located at 1463 Blairwood Court, in Land Lot 79 of District 14F in Fulton County, Georgia.

Purpose: To be able to find suitable locations for the construction of a single family dwelling without encroachment into the stream buffer in the rear yard.

CASE # 2007VS-063 FCS

WILKERSON MILL ROAD

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

Request:

To delete the requirement for sidewalks along the Wilkerson Mill Road frontage (Ref: Article 8.2, Section 3, Subdivision Regulations).

The property is located at Wilkerson Mill and Jenkins Road, in Land Lots 23, 24 and 42 of Fulton County, Georgia.

Purpose: To allow site development without encroaching into the 100-foot undisturbed buffer along Wilkerson Mill Road.

Case # 2007V-064 FCS **5530 STONEWALL TELL RD**

The appeal of B.J. London seeks a variance to the Fulton County Zoning Resolution in an R-6 (Two Family) zoning classification as follows:

Request:

To encroach within the required 50-foot undisturbed buffer and 10 feet improvement setback along the east property line to extend the existing pond Ref: Article 4.23, Section 1).

The property is located at 5530 Stonewall Tell Road, in Land Lot 109 of District 9F in Fulton County, Georgia.

Purpose: To enlarge the existing detention pond in the rear of the property to accommodate additional flows.

Case # 2007V-065 FCS **5205 CAMPBELLTON ROAD**

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

Requests:

- (1) To reduce the rear yard landscape strip from 10 feet to 5 feet (Ref: Article 12F.4, Section A.3).

- (2) To delete the required side yard landscape strip along the east property line (Ref: Article 12F.4, Section A.3).
- (3) To reduce the side yard landscape strip along the west property line adjacent to New Hope Road from 15 feet to 10 feet (Ref: Article 12F.4, Section A.2)
- (4) To reduce the minimum required front yard landscape strip adjacent to Campbellton Road from 15 feet to 10 feet (Ref: Article 12F.4, Section A.2).
- (5) To delete the required landscape islands along the south and north property lines in lieu of trees to be planted as an alternative design (Ref. Article 4.23, Section 2).

The property is located at 5205 Campbellton Road, in Land Lot 92 of District 14F in Fulton County, Georgia.

Purpose: To have adequate space for the structure and egress and ingress around the structure.