

**Board of Zoning Appeals
November 17, 2005
Agenda**

Case # 2005V-194 FCS
(Held from Oct '05)

7790 ELLA LANE

The appeal of Gurjit S. Jalli seeks variances to the Fulton County Zoning Resolution in a C-2 (Commercial District) zoning classification as follows:

Requests:

- (1) To allow a non-street facing wall sign on the north wall (Ref: Article 33.5, Section G.5).
- (2) To allow a non-street facing wall sign on the east wall (Ref: Article 33.5, Section G.5).
- (3) To allow a non-street facing wall sign on the south wall (Ref: Article 33.5, Section G.5).

Property located at 7790 Ella Lane, in Land Lot 32 of District 9F, in Fulton County, Georgia.

Purpose: To allow the Hampton Inn to add three additional wall signs along rear and side walls for increased visibility to the I-85 and Oakley Industrial Boulevard area.

Case # 2005V-213 FCS

OAKLEY INDUSTRIAL BLVD

The appeal of Neil Koelbl seeks variances to the Fulton County Zoning Resolution in a MIX (Mixed Use District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required fence/wall setback from 3 feet to 0 feet (Ref: Article VI.11, Section D.4).
- (2) To allow a fence/wall structure within the right-of-way (median of Carnegie Road) (Ref: Article IV.3.5).

Case # 2005V-217 FCN 16020 HENDERSON HEIGHTS DR

The appeal of Justin Phillips 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 13 feet (Ref: Article 5.1.3, Section D).

Property located at 16020 Henderson Heights Drive in Land Lot 334 of District 2-2, in Fulton County, Georgia.

Purpose: To allow the construction of a two-story, two bay, detached garage (28' X 32') at the end of existing driveway.

Case # 2005V-225 FCN 236 JOHNSON FERRY ROAD

The appeal of Peter Teimori seeks a variance to the Fulton county Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

Request:

To allow property less than 40,000 square feet to construct an identification monument sign along Johnson Ferry Road (Ref: Article 12.B.A., Section 1).

Property located at 236 Johnson Ferry Road, in Land Lot89 of District 17, in Fulton County, Georgia.

Purpose: To allow a new bakery business (Flavor Café Bakery) to locate a ground sign at its entrance from Johnson Ferry Road.

Case # 2005V-226 FCN 440 OVERVIEW DRIVE

The appeal of Lana C. Krebe seeks a variance to the Fulton county Zoning Resolution in an R-2A (Single Family Dwelling) zoning classification as follows:

Case # 2005V-229 FCS

780 BRANCHVIEW DRIVE

The appeal of Marvin G. Webb 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 43 feet (Ref: Article 5.1.3, Section D).

Property located at 780 Branchview Drive, in Land Lot 120 of District 14F, in Fulton County, Georgia.

Purpose: To allow the construction of a one-story (23x30) garage/storage building to the rear of lot.

Case # 2005V-230 FCN

200 SANDY SPRINGS PLACE

The appeal of Michael Reiner seeks variances to the Fulton County Zoning Resolution in an O-I (Office and Institutional) zoning classification as follows:

Requests:

- (1) To allow an identification monument sign on property less than 40,000 square feet (Ref: Article 12A.6, Section A.1).
- (2) To reduce the minimum required setback from right-of-way from 10 feet to 0 feet (Ref: Article 33).

Property located at 200 Sandy Springs Place in Land Lot 89 of District 17, in Fulton County, Georgia.

Purpose: To allow placement of a sign at the entrance to The Capital Companies from Sandy Springs Place.

Case # 2005V-231 FCN

4724 EAST CONWAY

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

Requests:

- (1) To reduce the minimum required new street setback from 50 feet to 5 feet along a portion of the east property line for approximately 500 feet beginning at the Cascade-Palmetto Road (Ref: Article 34.5.7).
- (2) To reduce the minimum required new street setback from 50 feet to 0 feet along a portion of the west property line for approximately 500 feet beginning at the Cascade-Palmetto Road (Ref: Article 34.5.7).

Property located at Wilkerson Mill Road, in Land Lots 70 and 71 of District 7, in Fulton County, Georgia.

Purpose: To allow a subdivision entrance into the Arlington Estates, 59-lot subdivision, from the Cascade Palmetto Road.

Case # 2005V-242 FCN

220 LONDBERRY ROAD

The appeal of Warren Sirzyk seeks variances to the Fulton County Zoning Resolution in an R-2 (Single Family District) zoning classification as follows:

Requests:

- (1) To allow an accessory structure within the front yard (Ref: Article 6.2.3, Section I).
- (2) To reduce the minimum required front yard setback from 60 feet to 50 feet (Ref: Article 6.2.3, Section B).

Property located at 220 Londonberry Road, in Land Lot 5 of District 17, in Fulton County, Georgia.

Purpose: To allow the construction of a gazebo in the front yard (along the northwest side yard).

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

Requests:

- (1) To reduce the minimum lot width from 100 feet to 94 feet for Lot 3 (5025 Lake Forest Drive) (Ref: Article 6.4.3, Section F).
- (2) To reduce the minimum lot width from 100 feet to 75 feet for Lot 2 (5035 Lake Forest Drive) (Ref: Article 6.4.3, Section F).
- (3) To reduce the minimum lot width from 100 feet to 99 feet for Lot 1 (located behind 5035 Lake Forest Drive) (Ref: Article 6.4.3, Section F).

Property is located at 5025 and 5035 Lake Forest Drive, in Land Lot 93 of District 17, in Fulton County, Georgia.

Purpose: To allow the redevelopment of two lots into three single family residential lots of 18,000 square feet and greater.