



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: February 19, 2007
Subject: **BZA ACTIONS –February 15, 2007 Hearing**

Case No.	Location	Applicant	Decision
2006V-154	305 Fulton Ind. Blvd.	Nazline & Firoz Charania	Approved Conditional*
2006V-162	Bakers Ferry Road/Camp Creek Parkway	Por Chin	Denied
2006V-163	Old National Hwy/Flat Shoals Road	Murphy Oil Company	Approved Conditional*
2006V-166	Stonewall Tell Road	Casey Matt Ornstein	Approved
2006V-168	1970 Enon Road	Terry Russell	Approved
2006V-169	3900 Fulton Ind. Blvd.	Sanjay Patel	Denied
2006V-179	Demoooney Road	Mark Morneau	Administratively Withdrawn

* Please refer to attached agenda for conditions or further information, and contact Zewdie Bekele at (404) 730-0036, or Bettie Jones at (404) 730-8069, if you have additional questions.

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Board of Zoning Appeals
Decisions
February 19, 2007

Case # 2006V-154 FCS
(Held from Nov '06)

305 FULTON IND. CIRCLE

The appeal of Nazline & Firoz Charania seeks a variance to the Fulton County Zoning Resolution in an M-2 (Heavy Industrial) zoning classification as follows:

Request:

To allow a prohibited sign structure to remain for future use
(Ref: Article 33.3, Section P).

Property located at 305 Fulton Industrial Circle, in Land Lot 52 of District 14 in Fulton County, Georgia.

Purpose: To allow the Executive Inn to keep an existing blank sign along the I-20 right-of-way.

Decision: **Approved** for a period of 12 months from the date of hearing (February 14, 2008).

Case # 2006V-162 FCS BAKERS FERRY/CAMP CREEK PKWY

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

Request:

To encroach into the buffer along Camp Creek Parkway (Ref: Article 12.F.4, Section A.1)

Property located at Bakers Ferry Road and Camp Creek Parkway, in Land Lot 109 of District 14F.

Purpose: To eliminate the need for a retaining wall due to steep topography of the site.

Decision: Denied.

Case # 2006V-163 FCS OLD NATL HWY/FLAT SHOALS RD

(Held from Jan '07)

The appeal of Murphy Oil USA seeks variances to the Fulton County Zoning Resolution in a MIX (Mixed Use) zoning classification as follows:

Requests:

- (1) To increase the square footage of a sign from 8 square feet to a total of 67.6 square feet on the North wall for one (1) changeable copy sign consisting of 41.9 square feet, and one wall sign consisting of 25.7 square feet (Ref: Article 12.D.4, Section 4).
- (2) To increase the square footage of a sign from 8 square feet to a total of 56.17 square feet on the South wall for one (1) changeable copy sign consisting of 30.47 square feet and one (1) wall (logo) sign consisting of 25.7 square feet (Ref: Article 12.D.4, Section 4).
- (3) To increase the size of the changeable copy sign from 24.6 square feet to 30.47 square feet on the West wall (Ref: Article 12.D.4, Section 4).
- (4) To allow three changeable copy signs (Ref: Article 12.D.4, Section 13).

Property located at Old National Highway and Flat Shoals Road, in Land Lot 125 of District 13 in Fulton County, Georgia.

Purpose: To allow signage for Murphy Oil gas station.

Decision: Approved Conditional to agreement with the Old National Merchants Association as follows:

1. No monument sign allowed.
2. Changeable copy shall only be for "regular" gas price per gallon and multiple gas prices per gallon shall not be allowed.
3. Canopy sign shall not be used for any other messaging.

Case # 2006V-166 FCS**STONEWALL TELL ROAD**

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

Request:

To reduce the minimum required setback for a new street from 50 feet to 0 feet (Ref: Article 34.5.7).

Property located at Stonewall Tell Road in Land Lot 172 of District 9F in Fulton County, Georgia.

Purpose: To allow the construction of a new street into the proposed subdivision.

Decision: **Approved.**

Case # 2006V-168 FCS**1970 ENON ROAD**

The appeal of Terry Russell seeks variances to the Fulton County Zoning Resolution in a CUP (Community Unit Plan) zoning classification as follows:

Requests:

- (1) To increase wall height from 8 feet to 14.5 feet at the pedestrian gates (Ref: Article 4.11.E).
- (2) To increase the height of an identification monument sign from 6 feet to 24 feet (Ref: Article 33.5.B, Section 3.a.).

Property located at 1970 Enon Road, in Land Lots 76 and 77 of District 14F in Fulton County, Georgia.

Purpose: To create an aesthetically pleasing entrance to the Le Grand Subdivision.

Decision: **Approved.**

The appeal of Sanjay Patel seeks variances to the Fulton County Zoning Resolution in an M-2 (Heavy Industrial) zoning classification as follows:

Requests:

- (1) To increase sign height from 20 feet to 80 feet (Ref: Article 33.5.G.4).
- (2) To increase sign area from 64 square feet to 232 square feet (Ref: Article 33.5.G.2).

Property located at 3900 Fulton Industrial Boulevard, in Land Lot 22 of District 14F in Fulton County, Georgia.

Purpose: To allow for sign visibility.

Decision: **Denied.**

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

Requests:

- To reduce the minimum required setback for a new street from 50 feet to 20 feet (Ref: Article 34.5.7).

Property located at Demooney Road, in Land Lot 141 of District 14 in Fulton County, Georgia.

Purpose: To allow access to proposed lots along Demooney Road.

Decision: **Administratively Withdrawn.**

