



## INTEROFFICE MEMORANDUM

**To:** Environment & Community Dev. Staff  
**From:** Bettie Jones, Administrative Coordinator II  
**Date:** February 17, 2006  
**Subject:** BZA ACTIONS –February 16, 2006 Hearing

Case No.	Location	Applicant	Decision
2005V-273	10455 Parsons Road	Larry Genn	Deferred 30 Days
2005V-256	9875 Medlock Bridge Rd	Paul T. Aase	Approved Conditional
2005V-263	3695 Roosevelt Highway	Jonathon Carter	Denied
2005V-271	State Route 9	Haji Pourreza	Deferred 30 Days
2005V-272	6555 Shannonlore Drive	John Strickland	Approved

\* Please refer to attached agenda for conditions or further information, and contact Madolyn Spann at (404) 730-8105, or Bettie Jones at (404) 730-8069, if you have additional questions.

**Board of Zoning Appeals  
Decisions  
February 16, 2006**

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**CASE # 2005V-273**

**10455 PARSONS ROAD**

The appeal of Larry Genn seeks variances to the Fulton County Zoning Resolution in a TR (Townhouse Residential District) zoning classification as follows:

**Requests:**

- (1) To reduce the minimum required pool setback from 100 feet to 17 feet along the northern property line (Ref: Article 19.3.12, Section B.3).
- (2) To reduce the minimum required pool setback to the east from a residential building (Unit 20) from 100 feet to a minimum of 13 feet (Ref: Article 19.3.12, Section B.3).
- (3) To reduce the minimum required pool setback to the south from residential buildings across Hyde Park Lane from 100 feet to a minimum of 52 feet (Ref: Article 19.3.12, Section B.3).
- (4) To reduce the minimum required pool setback to the west from a residential building (Unit 21) from 100 feet to a minimum of 83 feet (Ref: Article 19.3.12, Section B.3).
- (5) To reduce the minimum required pool setback from 100 feet to a minimum of 14 feet to Hyde Park Lane (Ref: Article 19.3.12, Section B.3).

Property located at 10455 Parsons Road, in Land Lots 362, 363, 368 and 369 of district 1-1 in Fulton County, Georgia.

**Purpose:** To allow the construction of a private swimming pool within the Hyde Park townhome development.

**Decision:** **Deferred 30 Days** to allow applicant opportunity to meet

with Johns Creek Community Association.

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**Case # 2005V-256 FCN**

**9875 MEDLOCK BRIDGE ROAD**

The appeal of Paul T. Aase seeks variances to the Fulton County Zoning Resolution in an O-I (Office & Institutional District) zoning classification as follows:

**Requests:**

- (1) To allow four tenant panels on an identification monument for the office building located at the southwest corner of Medlock Bridge Parkway and Medlock Bridge Road (Ref: Article 12.E.6).
- (2) To allow external illumination from the ground (the Northeast Overlay requires downward illumination) (Ref: Article 12.E.6, Section B).

Property located at 9875 Medlock Bridge Parkway, in Land Lot 327 of District 1-1 in Fulton County, Georgia.

**Purpose:** To allow a six-foot high and 32 square foot brick monument sign along the Medlock Bridge Frontage.

**Decision:** **Approved Conditional** to compliance with Johns Creek Community Association requirements dated February 16, 2006, Articles (1) The requested sign shall be largely in conformance with the design plan dated 2-14-06 which includes the following: building name incorporated into the sign, no more than 3 tenant panels, sign panel 24 inches above grade; (4) The requested sign should be constructed of stacked stone and/or brick materials consistent with the office building design and materials; & (5) The lighting is designed to illuminate the wall and shall not be directed upward.

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**Case # 2005V-263 FCS**

**3695 ROOSEVELT HWY**

The appeal of Jonathon Carter seeks variances to the Fulton County Zoning Resolution in an A (Medium Density Apartment District) zoning classification as follows:

**Requests:**

- (1) To delete the required 3-foot setback from the right-of-way – “Fence and Walls” (Ref: Article 4.11, Section F).
- (2) To allow a fence in the public right-of-way (Ref: Article 4.3.5)

Property located at 3695 Roosevelt Highway, in Land Lot 129 of District 9F in Fulton County, Georgia.

**Purpose:** To bring existing fence at the Siloam Church International into compliance.

**Decision:** **Denied** due to safety hazard per recommendations from The Department of Public Works, Traffic Division.

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**Case # 2005V-271 FCN**

**STATE ROUTE 9**

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

**Requests:**

- (1) To delete the required 25-foot buffer along the east property line to provide a 10-foot wide landscape strip planted to buffer standards (Ref: Article 4.23).
- (2) To delete the required 25-foot buffer along the west property line to provide a 15-foot wide landscape strip planted to buffer standards (Ref: Article 4.23).
- (3) To delete the required 50-foot buffer along the south property line (rear) to provide a 15-foot landscape strip planted to buffer standards (Ref: Article 4.23)
- (4) To reduce the required 20-foot landscape strip to a 10-foot wide landscape strip along the State Route 9 frontage (north property line (Ref: Article 12G.4, Section A.1).

- (5) To reduce the minimum required parking from 48 spaces to 18 spaces (Ref: Article 18.3.1, Section F).

Property located at State Bridge Highway 9, in Land Lot 1123 of District 2 in Fulton County, Georgia.

**Purpose:** To allow the development of a 9,600 square foot retail center, Magnolia Plaza.

**Decision:** **Deferred 30 Days** at request of applicant to allow him the opportunity to meet with the Johns Creek Community Association.

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**Case # 2005V-272 FCS**

**6555 SHANNONLORE DR**

The appeal of John Strickland seeks a variance to the Fulton County Zoning Resolution in an AG-1 zoning classification as follows:

**Request:**

To reduce the minimum required side yard setback from 25 feet to 20 feet along the west property line (Ref: Article 5.1.3.C).

Property located at 6555 Shannonlore Drive, in Land Lot 142 of District 14F in Fulton County, Georgia.

**Purpose:** To allow the construction of a 2-car attached garage to the west side of the existing dwelling.

**Decision:** **Approved.**

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