



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Lawson, Administrative Coordinator II
Date: February 18, 2005
Subject: **BZA ACTIONS –February 18, 2005 Hearing**

Case No.	Location	Applicant	Decision
2004V-228	5565 Mt Vernon Hwy	David Hronchek	Approved
2004V-229	300 P'tree Dunwoody Cir	Tim Ward	Deferred
2004V-230	5561 Arundel Drive	Philip Kennedy	Approved Conditional*
2004V-231	6224 Wilson/Parson Rds	Mark Murphy	Approved
2004V-232	6193 & 6207 Glenridge	Masoud Zahedi	Approved Conditional*

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

Board of Zoning Appeals
February 17, 2005
Actions

Case # 2004V-228 FCN

5565 MOUNT VERNON HIGHWAY

The appeal of David A. Hronchek seeks a variance to the Fulton County Zoning Resolution in an R-2A (Single Family Dwelling District) zoning classification as follows:

Request:

To reduce the minimum required side yard setback along the north property line from 15 feet to 8 feet (Ref: Article VI.5.3, Section C).

Property located at 5565 Mount Vernon Highway, in Land Lot 165 of District 17 in Fulton County, Georgia.

Purpose: To allow improvements to the existing attached carport that currently has an 8-foot setback.

Decision: Approved.

Case # 2004V-229 FCN

300 PEACHTREE DUNWOODY CIRCLE

The appeals of Tim Ward seek variances to the Fulton County Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required side yard setback from 15 feet to 7.5 feet (Ref: Article VI.5.3, Section C).
- (2) To reduce the minimum required rear yard setback from 40 feet to 20 feet (Ref: Article VI.3.3, Section D).

Property located at 300 Peachtree Dunwoody Circle, in Land Lot 15 of District 17 in Fulton County, Georgia

Purpose: To allow the construction of a detached two-car, two-story garage with office above.

Decision: Defer 30 days to allow applicant opportunity to meet with neighbors and arrive at a variance that would be more in keeping with the neighborhood. Applicant to submit new plans showing lesser impact on neighbors and evidence of a hardship.

Case # 2004V-230 FCN

5561 ARUNDEL DRIVE

The appeal of Philip and Patricia Kennedy seeks a variance to the Fulton County

Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification as follows:

Request:

To reduce the minimum required side yard setback from 15 feet to 10 feet along the south property line (Ref: Article VI.2.3, Section C).

Property located at 5561 Arundel Drive, in Land Lot 174 of District 17 in Fulton County, Georgia.

Purpose: To allow an addition onto the front of the existing dwelling, maintaining the existing 10-foot setback along the south property line.

Decision: **Approved Conditional** to the drawing submitted with file and to the reconstruction of the former structure.

Case # 2004V-231 FCN **6224 WILSON ROAD/PARSONS ROAD**

The appeal of Mark Murphy seeks a variance to the Fulton County Zoning Resolution in a TR (Townhouse Residential District) zoning classification as follows:

Request:

To allow a six-foot high wooden fence along the property's Parson Road frontage within the required 40-foot landscape strip (Ref: Article IV.2.3).

Property located at 6224 Wilson Road, in Land Lots 342 and 343 of District 1 in Fulton County, Georgia.

Purpose: To provide a privacy fence along Parsons Road for a 74 -lot town home development, Myers Park (located across from North View High School).

Decision: **Approved.**

Case # 2004V-232 FCN **6193 and 6207 GLENRIDGE DRIVE**

The appeals of Masoud Zahedi seek variances to the Fulton County Zoning Resolution in an R-5A (Single Family Dwelling District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required perimeter setback from 40 feet to 20 feet along the North property line (Ref: Article VI.9.3, Section F).

- (2) To reduce the minimum required perimeter setback from 40 feet to 20 feet along the South property line (Ref: Article VI.9.3, Section F).
- 3) To reduce the minimum required perimeter setback from 40 feet to 30 feet along the property's Glenridge frontage (West property line) (Ref: Article VI.9.3, Section F).
- 4) To delete the minimum required 20-foot landscape strip around the detention area (Ref: Article XXXIV.5.4).

Property located at 6193 and 6207 Glenridge Drive, in Land Lot 36 of District 17 in Fulton County, Georgia.

Purpose: To allow the development of two acres into nine single family lots with lots ranging from 6,000 square feet to 10,000 square feet.

Decision: **Approved Conditional** to applicant providing executed copy of Agreement with Aberdeen Forest Homeowners Association to Fulton County.
