



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: March 16, 2007
Subject: BZA ACTIONS –March 15, 2007 Hearing

Case No.	Location	Applicant	Decision
2006V-179	Purdue/Duquesne Drive	J. Chad Byars	Denied
2007V-005	Old National Highway	Sheila J. Turner	Denied/Approved
2007V-008	3965 Church Road	Christopher Jones	Deferred 30 Days
2007V-009	New Hope Road	Eric Hines	Approved

* 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
March 15, 2007

CASE # 2006V-179 FCS

PURDUE DR/DUQUESNE DR

The appeal of J. Chad Byars seeks a variance to the Fulton County Zoning Resolution in an M-1A (Industrial Park) zoning classification as follows:

Request:

To reduce the landscape strip around the detention pond from 20 feet to zero (0) feet (Ref: Article 34.5.4).

Property located at 6095 Purdue Drive/6100 & 6140 Duquesne Drive, in Land Lots 68, 69, 135 of District 9C in Fulton County, Georgia.

Purpose: To allow greater turning radius and access for construction equipment.

Decision: DENIED.

CASE # 2007V-005 FCS

OLD NATIONAL HIGHWAY

The appeal of Sheila J. Turner seeks variances to the Fulton County Zoning Resolution in a MIX (Mixed use) development zoning classification as follows:

Requests:

- (1) To allow an additional wall sign on the south wall (Ref: Article 12.D.4, Section 4.).
- (2) To allow an additional wall sign on the north wall (Ref: 12.D.4, Section 4.).
- (3) To allow a wall sign on the west property line (Ref: Article 12.D.4).
- (4) To add an additional wall sign to the Old National Highway façade (Ref: Article 12.D.4, Section 4.).

The property is located at 6135 Old National Highway, in Land Lot 125 of District 13 in Fulton County, Georgia.

Purpose: To allow additional wall signs for greater visibility.

Decision: Requests 1 and 2 **DENIED**; Requests 3 and 4 **APPROVED**.

Case # 2007VS-008 FCS

3965 CHURCH ROAD

The appeal of Christopher Jones seeks variances to the Fulton County Zoning Resolution in a Sub-C (Single Family) zoning classification as follows:

Requests:

- (1) To delete the requirement for curb and gutter (Ref: Article 8.2.3).
- (2) To delete the requirement for sidewalk (Ref: Article 8.2.4).

Property located at 3965 Church Road, in Land Lot 153 of District 9 in Fulton County, Georgia.

Purpose: The topography of the land slopes to the rear and sidewalks, curbs and gutters do not exist on surrounding properties.

Decision: **DEFERRED for 30 days.**

Case # 2007V-009

NEW HOPE ROAD

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

Requests:

- (1) To reduce the minimum required front yard setback from 50 feet to 20 feet (Ref: Article 6.4.3.B).
- (2) To reduce the minimum required rear yard setback from 35 feet to 10 feet (Ref: Article 6.4.3.D).

Property located at New Hope Road, in Land Lot 79 of District 14FF in Fulton County, Georgia.

Purpose: To allow the construction of a single family dwelling in the proposed subdivision.

Decision: **APPROVED.**
