



## INTEROFFICE MEMORANDUM

**To:** Environment & Community Dev. Staff  
**From:** Bettie Jones, Administrative Coordinator II  
**Date:** June 15, 2006  
**Subject:** BZA ACTIONS –June 15, 2006 Hearing

Case No.	Location	Applicant	Decision
2006V-055	3065 Webb Road	Richard Singer	1, 2, 8 Withdrawn; 3, 4, 5, 6, 7, 9 Approved; 10, 11 Approved Conditional
2006V-059	13792 State Route 9	John Weaver	Approved
2006V-063	140 Dorris Road	Greg Fox	Approved
2006V-065	3135 White Tail Lane	Michael Adamson	Approved
2006V-071	10630 Waters Road	Hamid Alae	Deferred 30 Days
2006V-072	13995 Freemanville Road	Alex Paulson	Approved
2006V-073	6149 Old National Hwy	John Tennant	Approved
2006VS-074	455 Wynns Way	Michael Wimbish	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  
June 15, 2006

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**Case # 2006V-055 FCN**

**3065 WEBB ROAD**

The appeal of Richard Singer seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification and the State Route 9 Overlay District as follows:

**Requests:**

- (1) To increase the height of a monument sign (Sign D) from 6 feet to 12 feet located at the entrance from State Route 9 (Ref: Article 12.G.5, Section D). **Withdrawn**
- (2) To increase the sign area from 32 square feet to 63 square feet located at the entrance from State Route 9 (Ref: Article 12.G.g, Section D). **Withdrawn**
- (3) To allow the sign face to be less than the sign base for monument sign located at the State Route 9 entrance (Ref: Article 12.G.5, Section K).
- (4) To increase the wall sign area (Signs B & C) from 100 square feet to 450 square feet along the West wall elevation facing State Route 9 (Ref: Article 12.G.5, Section K). **(Proposed 24.5 square feet Sign B/No sign at C elevation)**
- (5) To increase the wall sign area (Sign A above store entrance) from 100 square feet to 199 square feet along the South wall elevation facing internal parking area (Ref: Article 12.G.5, Section K).
- (6) To allow a second monument sign (Sign E) along the Webb Road frontage (Ref: Article 12.C.5, Section A)
- (7) To allow a **sign monument at 4 feet in height** along the Webb Road frontage (Ref: Article 33.4.12, Section A.1.a)

- (8) To increase the sign area from 32 square feet to 63 square feet for monument sign along the Webb Road frontage (Ref: Article 12.G.5, Section D). **Withdrawn**
- (9) To allow the sign face to be less than the sign base for monument sign along the Webb Road frontage (Ref: Article 12.G.5, Section A).
- (10) To allow **three 5 x 8** flags (No logo flag permitted) (Ref: Article 33.4.12, Section 12) (Ref: Article 12.G.5, Section D).
- (11) To allow delivery information on the monument sign along the Webb Road frontage (Ref: Article 33.4.12, Section A.1.a).

Property located at 3065 Webb Road, in Land Lots 1047, 1948 and 1183 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow the development of a 150,000 square foot Fry's Electronic Store.

**Decision:** Requests 1, 2 & 8 **Withdrawn**; **Request s** 4, 5, 6, 7, 9, **Approved**; Request 10 &11 **Approved Conditional** to two U.S. and one Georgia flag for #10 and providing address on monument sign for #11.

**Case# 2006V-059 FCN**

**13792 STATE ROUTE 9**

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

**Request:**

To allow a solid rear building wall without windows (Ref: Article 12.G.4, Section 5).

Property located at 13792 State Highway 9, in Land Lot 898 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow the construction of a Kaufman Tire Store in the Publix Shopping Center along State Route 9 with variances from the standards of the State Route 9 Overlay District.

**Decision: Approved.**

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**Case # 2006V-063 FCN**

**140 DORRIS ROAD**

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

**Request:**

To allow a swimming pool within the front yard (Ref: Article 5.1.3).

Property located at 140 Dorris Road, in Land Lot 995 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow the construction of a swimming pool in front of the existing dwelling setback, approximately 200 feet from Dorris Road right-of-way.

**Decision: Approved.**

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**Case # 2006V-065 FCS**

**3135 WHITE TAIL LANE**

The appeal of Michael Adamson seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family Dwelling District) zoning classification as follows:

**Request:**

To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot 48 in Phase II of the Walton Hill Subdivision (Ref: Article 6.6.3.B).

Property located at 3135 White Tail Lane, in Land Lot 191 of District 13 in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family lot.

**Decision: Approved.**

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**Case # 2006V-071 FCN****10630 WATERS ROAD**

The appeal of Hamid Alaei seeks a variance to the Fulton County Zoning Resolution in an R4-A (Single Family Dwelling District) zoning classification as follows:

**Request:**

To reduce the required 150-foot buffer to 75 feet along the south property line for approximately 600 feet along the Long Indian Creek bank (Ref: Article VII, Section 26-429.b.1 Fulton County Stream Buffer Ordinance).

Property located at 10630 Waters Road in Land Lot 10 of District 11 in Fulton County, Georgia.

**Purpose:** To allow the development of six (6) single family lots from 3.26 acres.

**Decision: Deferred 30 days.**

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**Case # 2006VS-072 FCN****13995 FREEMANVILLE ROAD**

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

**Request:**

To delete the requirement for sidewalk along approximately 408 feet of frontage along Freemanville Road (Ref: Article 34.5.3).

Property located at 13995 Freemanville Road, in Land Lots 83 and 84 of District 2-2 in Fulton County, Georgia.

**Purpose:** Sidewalk required along frontage of a two-lot subdivision.

**Decision: Approved.**

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**Case # 2006V-073 FCS****6149 OLD NATIONAL HWY**

The appeal of John Tennant seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification of the Old National Overlay District as follows:

**Requests:**

- (1) To increase the accent wall material from 40% to 60% along the vertical wall elevation (Ref: Article 12.D.3. D.4).
- (2) To allow a wall sign on retaining wall along the north side of the shopping center's southern most entry drive of the new Old National Town Center (Ref: Article 12.D.4.1).
- (3) To allow a non-street facing wall along the north and south building wall of Building 400 located at the southern most entrance (Ref: Article 12.D.4, Section 4).
- (4) To allow a non-street facing wall along the north and south building wall of Building 300 located at the southern most entrance (Ref: Article 12.D.4, Section 4).
- (5) To allow manual closing screening gates around dumpster areas instead of self-closing gates (Ref: Article 12.D.3.B, Section 1).

Property located at 6149 Old National Highway, in Land Lot 125 of District 13 in Fulton County, Georgia.

**Purpose:** To allow additional glass and accent to building walls and to allow placement of wall signs for improved visibility for shops in the Old National Town Center (New Old National Wal-Mart Shopping Center).

**Decision: Approved.**

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**Case # 2006VS-074 FCS**

**455 WYNNS WAY**

The appeal of Michael Wimbish seeks a variance to the Fulton County Zoning Resolution in an R-3 (Single Family District) zoning classification as follows:

**Request:**

To reduce the minimum required front yard setback from 30 feet to 20 feet (previous variance granted 50 feet to 30 feet) for Lot 21 of the Wynns Way Subdivision (Ref: Article 6.9.3, Section B).

Property located at 455 Wynns Way, in Land Lot 62 of District 14FF in Fulton County, Georgia.

**Purpose:** To allow the construction of a single family dwelling.

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