



## INTEROFFICE MEMORANDUM

**To:** Environment & Community Dev. Staff  
**From:** Bettie Jones, Administrative Coordinator II  
**Date:** August 17, 2007  
**Subject:** **BZA ACTIONS –August 16, 2007 Hearing**

Case No.	Location	Applicant	Decision
2007V-033	5725 Line Creek Road	Les Patch	Approved
2007V-034	3870 Cascade Road	Russell Conine	Deferred up to 60 Days
2007V-035	2380 Sheriff Road	Thomas Stevens	Deferred up to 60 Days
2007V-036	3372 Dacite Court	Justin Bazemore	Approved
2007V-037	212 Chert Way	Justin Bazemore	Deferred 30 Days
2007V-038	3369 Dacite Court	Justin Bazemore	Approved
2007-039	3373 Dacite Court	Justin Bazemore	Approved
2007V-040	3377 Dacite Court	Justin Bazemore	Approved
2007V-041	3405 Dacite Court	Justin Bazemore	Approved
2007V-042	3505 Dacite Court	Justin Bazemore	Approved
2007V-043	3509 Dacite Court	Justin Bazemore	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  
August 16, 2007

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**Case # 2007V-033 FCS**  
(Held from Jul 07)

**5725 LINE CREEK ROAD**

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

**Request:**

To reduce the side corner setback from 40 feet to 26 feet along Line Creek Road (Ref: Article 5.1.3, Section C).

Property located at 5725 Line Creek Road, in Land Lot 94 of District 9 in Fulton County, Georgia.

**Purpose:** To allow the construction of a single-family dwelling and minimize impact to stream and stream buffers.

**Decision: Approved.**

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**Case # 2007V-034 FCS**

**3870 CASCADE ROAD**

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

**Requests:**

- (1) To allow a sign to be constructed on the existing sign foundation that is in the right-of-way of Kimberly Road (Ref: Article 33.4.9).
- (2) To increase the sign area of a monument sign from 32 square feet to 60 square feet (Ref: Article 12.C.4).
- (3) To increase the sign height from 6 feet to 12 feet for greater visibility (Ref: Article 12.C.4).
- (4) To allow external illumination of monument sign (Ref: Article 12.C.4, Section F.2).

Property located at 3870 Cascade Road, in Land Lots 10 and 28 of District 14-F in Fulton County, Georgia.

**Purpose:** To increase the monument sign area from 32 square feet to 60 square feet, and to increase the height of the monument sign from 6 feet to 12 feet for greater visibility from Cascade Road.

**Decision:** **Deferred up to 60 days.**

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**Case # 2007V-035 FCS**

**2380 SHERIFF ROAD**

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

**Request:**

To allow an additional monument sign with area of 24 square feet and height of four feet (Ref: Article 12.D.4, Section 3).

Property located at 2380 Sheriff Road and Old National Highway, in Land Lot 101 of District 13 in Fulton County, Georgia.

**Purpose:** To allow an additional monument sign for the Sonic Drive-In fast food restaurant along the Old National Highway frontage for greater visibility.

**Decision:** **Deferred up to 60 days.**

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**Case # 2007V-036**

**3372 DACITE COURT**

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

**Request:**

To reduce the minimum required front yard setback from 35 feet to 25 feet on Lot #24 (Ref: Article 6.6.3, Section B).

Property located at 3372 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

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

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**Decision: Approved.**

**Case # 2007V-037 FCS**

**212 CHERT WAY**

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The Appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning classification as follows:

**Request:**

To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot 58 (Ref: Article 6.6.3, Section B).

Property located at 212 Chert Way, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To allow the construction of a single-family dwelling without encroachment on the 20-foot drainage easement along the southern portion of the lot, and to have a building pad on a more suitable location on the lot.

**Decision: Deferred 30 days.**

**Case # 2007V-038 FCS**

**3369 DACITE COURT**

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The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

**Requests:**

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 25 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

Property located at 3369 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To provide a more suitable location on the lot for the construction of a single family dwelling.

**Decision: Approved.**

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**Case # 2007V-039 FCS**

**3373 DACITE COURT**

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

**Requests:**

- (1) To reduce the minimum required front yard setback from 45 Feet to 25 feet for Lot # 26 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3. Section F)

Property located at 3373 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

**Decision: Approved.**

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**Case # 2007V-040 FCS**

**3377 DACITE COURT**

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

**Requests:**

- (1) To reduce the required minimum front yard setback from 45 feet to 25 feet for Lot # 27 (Ref: Article 6.6.3, Section F).
- (2) To reduce the minimum lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

Property located at 3377 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia

**Purpose:** To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

**Decision: Approved.**

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**Case # 2007V-041 FCS**

**3405 DACITE COURT**

The appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

**Request:**

To reduce the required minimum front yard setback from 35 feet to 25 feet for Lot # 34 (Ref: Article 6.6.3, Section B).

Property located at 3405 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

**Purpose:** To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

**Decision: Approved.**

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**Case # 2007V-042 FCS**

**3505 DACITE COURT**

The appeal of Justin Bazemore seeks a variance to the Fulton County Zoning Resolution in an R-4 (Single Family) zoning resolution as follows:

**Request:**

To reduce the required minimum required front yard setback from 35 feet to 25 feet for Lot # 95 (Ref: Article 6.6.3, Section B).

Property located at 3505 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia

**Purpose:** To have a building pad at a more suitable location on the lot for the construction of a single-family.

**Decision: Approved.**

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**Case # 2007V-043 FCS**

**3509 DACITE COURT**

The appeal of Justin Bazemore seeks variances to the Fulton County Zoning Resolution in an R-4 zoning classification as follows:

**Requests:**

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 96 (Ref: Article 6.6.3, Section B).
- (2) To reduce the minimum required lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3509 Dacite Court, in Land Lot 129 of District 29 in Fulton County, Georgia.

**Purpose:** To have a building pad at a more suitable location on the lot for the construction of a single family dwelling.

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

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