



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: August 18, 2006
Subject: **BZA ACTIONS –August 17, 2006 Hearing**

Case No.	Location	Applicant	Decision
2006V-081	316 Taylor Glen	David Bielicki	Approved
2006V-083	4405 Commerce Drive	James Anderson	Deferred 30 Days
2006V-096	3695 Roosevelt Highway	Jonathan Carter	Deferred 30 Days
2006V-099	6955 Camp Valley Road	Debbie L. Jackson	Approved Conditional *
2006VS-100	Capps Ferry Road	Randy Matheny	Deferred 30 Days
2006V-101	745 Golf Vista Court	Todd Boney	Withdrawn
2006V-103	12900 Freemanville Road	Susie Aga	Approved Conditional *
2006V-115	Flat Shoals/Mallory Road	Steve Redding	Deferred 30 Days

* Please refer to attached agenda for conditions or further information, and contact Karen Hill at (404) 730-8052, or Bettie Jones at (404) 730-8069, if you have additional questions.

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Board of Zoning Appeals
Decisions
August 17, 2006

Case # 2006V-081 FCN

316 TAYLOR GLEN

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

Request:

To reduce the minimum required rear yard setback from 50 feet to 37 feet (Ref: Article t.1.3, Section D).

Property located at 316 Taylor Glen in Land Lots 590 and 591, of District 2-2 in Fulton County, Georgia.

Purpose: To allow the addition of a screened porch to the rear of the existing dwelling.

Decision: Approved.

Case # 2006V-083 FNS

4405 COMMERCE DRIVE

The Appeal of James S. Anderson seeks variances to the Fulton County Zoning Resolution in an M-2 (Heavy Industrial District) zoning classification as follows:

Requests:

- (1) To allow a second freestanding sign at the southwest intersection of Fulton Industrial Boulevard and Commerce Drive (Ref: Article 33.5, Section G.2).
- (2) To increase the maximum sign area from 64 square feet to 112 square feet (Ref: Article 33.5, Section G.2).

Property located at 4405 Commerce Drive, in Land Lot 52 of District 14F in Fulton County, Georgia.

Purpose: To allow a second ground sign for a second business (Anderson Graphics, Inc.) located on-site utilizing existing sign structure (Anderson Graphics, Inc.).

Decision: **Deferred 30 Days** to allow applicant opportunity to provide a revised sign design that conforms to the design of the area and standards within the Cascade Overlay District.

Case # 2006V-096 FCS

3695 ROOSEVELT HIGHWAY

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

Request:

To allow a wrought iron fence within the right-of-way of Delano Road for approximately 700 feet (Ref: Article 4.11, Section F).

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

Purpose: To allow the Siloam Baptist Church to maintain the existing wrought iron fence as constructed within the right-of-way of Delano Road.

Decision: **Deferred 30 Days** to allow applicant the to meet with the County Attorney to develop an indemnity agreement.

Case #2006V-099 FCS

6955 CAMP VALLEY ROAD

The appeal of Debbie L. Jackson seeks variances to the Fulton County Zoning Resolution in an AG-1 (Agricultural) zoning classification as follows:

Requests:

- (1) To reduce the minimum required rear yard setback from 50 feet to 10 feet to allow the reconstruction of a storage shed (Ref: Article 5.1.3, Section D).

- (2) To reduce the minimum required side yard setback from 25 feet to 10 feet to allow the reconstruction of a storage shed (Ref: Article 5.1.3, Section C).

Property located at 6955 Camp Valley Road, in Land Lot 165 of District 13 in Fulton County, Georgia.

Purpose: To allow the rebuilding of a storage shed in the rear corner of the property setback 10 feet from side and rear property lines (northeast corner).

Decision: **Approved Conditional** to construction material conforming to primary structure and rest of neighborhood.

Case # 2006VS-100 FCS **CAPPS FERRY ROAD**

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

Request:
To delete the requirement for sidewalk, curb and gutter along 290 feet of Capps Ferry Road frontage (Ref: Article 34.5.7).

Property located at Capps Ferry Road, in Land Lots 129 and 148 of District 8 in Fulton County, Georgia.

Purpose: To allow the development of a one-acre lot cut from approximately 67 acres.

Decision: **Deferred 30 Days** due to absence of applicant and/or opposition.

Case # 2006V-101 FCN **745 GOLF VISTA COURT**

The appeal of Todd Boney seeks a variance to the Fulton County Zoning Resolution in a CUP (Community Unit Plan) zoning classification as follows:

Request:

To delete the requirement for a self-closing gate around the perimeter of a swimming pool (Ref: Article 19.3.12, Section B).

Property located at 745 Golf Vista Court, in Land Lot 598 of District 2-2 of Fulton County, Georgia.

Purpose: To allow an automatic safety cover in lieu of gate/fence.

Decision: **Withdrawn** at the request of applicant.

Case # 2006V-103 FCN

12900 FREEMANVILLE ROAD

The appeal of Susie Aga seeks variances to the Fulton County zoning Resolution in an AG-1 (Agricultural) zoning classification as follows:

Requests:

- (1) To reduce the minimum required side yard setback from 100 feet to 50 feet along the north property line for the primary building and boarding facility (Ref: Article 5.1.2, Section A.5).
- (2) To reduce the minimum required side yard setback from 100 feet to 90 feet along the south property line for the primary building and boarding facility (Ref: Article 5.1.2, Section A.5).
- (3) To reduce the minimum required side yard setback for open pens/runs from 200 feet to 115 feet along the north property line (Ref: Article 5.1.2, Section A-5).
- (4) To reduce the minimum required rear yard setback for open pens/runs from 200 feet to 35 feet along the west property line (Ref: Article 5.1.2, Section A.5).
- (5) To reduce the minimum required side yard setback for pen/runs from 200 feet to 0 feet along the south property line (Ref: Article 5.1.2, Section A.5).

Property located at 12900 Freemanville Road, in Land Lots 1061 and 1100 of District 2-2 in Fulton County, Georgia.

Purpose: To allow the development of a doggie day care and boarding facility.

Decision: **Requests 1, 2, 5 Approved Conditional** to existing business exclusively. **Requests 3 and 4** were not heard and shall be re-advertised with a new variance application.

Case # 2006V-115 FCS

FLAT SHOALS/MALLORY ROAD

The appeal of Steve Redding seeks a variance to the Fulton County Zoning Resolution in a MIX (Mixed Use) zoning classification as follows:

Request:

To reduce the minimum required setback from a gas easement from 40 feet to 2 feet for four townhouse units Ref: Article 34.5.10).

Property located at Flat Shoals Road in Land Lots 83 and 84 of District 14F in Fulton County, Georgia.

Purpose: To allow the development of an approximate 30-acre tract for a total of 194 town home units (Mallory Park).

Decision: **Deferred 30 Days** to allow applicant opportunity to provide a revised site plan.