



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: August 17, 2007
Subject: BZA ACTIONS –September 20, 2007 Hearing

Case No.	Location	Applicant	Decision
2007V-037	212 Chert Way	Justin Bazemore	Approved
2007V-044	209 Chert Way	Justin Bazemore	Approved
2007V-045	3376 Dacite Court	Justin Bazemore	Approved
2007V-046	3473 Dacite Court	Justin Bazemore	Approved
2007V-047	3501 Dacite Court	Justin Bazemore	Approved
2007V-048	3512 Dacite Court	Justin Bazemore	Approved
2007V-049	3508 Dacite Court	Justin Bazemore	Approved
2007V-050	3504 Dacite Court	Justin Bazemore	Approved
2007V-051	6369 Rock Lane	Justin Bazemore	Approved
2007V-052	6393 Rock Lane	Justin Bazemore	Approved
2007V-053	5337 Old National Hwy	Gloria Key-Taylor	Deferred up to 60 days

* 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.

DISTRIBUTION:

Front Desk, E&CD	Sam Jones
Board of Commissioners	Ralph McCollough
Suzanne Alliegro	
Nick Ammons	Louise Nolley
Randy Beck	Steven Rosenberg
Vicki Coleman	Greg Underwood
Jeff Dinkins	Vangie Watkins
Bridgette Green	Kathleen Phipps
Brenda Harris	Wayne Wright

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: Approved.

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

Requests:

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 63 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 209 Chert Way in Land Lot 129 of District 13, in Fulton County, Georgia.

Purpose: To allow the construction of a single family dwelling. The location of the detention easement prevents construction within the required setbacks.

Decision: Approved.

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

Requests:

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 23 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3376 Dacite Court, in Land Lot 129 of District 13, in Fulton County, Georgia.

Purpose: To allow the construction of a single-family dwelling due to the location of the flood plain in the rear yard.

Decision: **Approved.**

Case # 2007V-046 FCS

3473 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 for Lot # 88 (Ref: Article 6.6.3.B).

The property is located at 3473 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.

Decision: **Approved.**

Case # 2007V-047 FCS

3501 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 for Lot # 94 (Ref: Article 6.6.3.B).

The property is located at 3501 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 without encroaching onto the drainage easement.

Decision: Approved.

Case # 2007V-048 FCS

3512 DACITE COURT

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

Requests:

- (1) To reduce the minimum required front yard setback from 35 feet to 25 feet for Lot # 97 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3512 Dacite Court in Land Lot 129 of District 13, in Fulton County, Georgia.

Purpose: To allow the construction of a single family dwelling without encroaching into the tree save area.

Decision: Approved.

Case # 2007V-049 FCS

3508 DACITE COURT

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

Requests:

- (1) To reduce the minimum required front yard set back from 35 feet to 25 feet for Lot # 98 (Ref: Article 6.6.3, Section B).
- (2) To reduce the lot width from 70 feet to 60 feet (Ref: Article 6.6.3, Section F).

The property is located at 3508 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To allow the construction of a single-family dwelling without encroachment into the tree save area.

Decision: Approved.

Case # 2007V-050 FCS

3504 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 set back from 35 feet to 25 feet for Lot # 99 (Ref: Article 6.6.3, Section B).

The property is located at 3504 Dacite Court, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To allow a building pad at a suitable location on the lot for the construction of a single-family dwelling.

Decision: Approved.

Case # 2007V-051 FCS

6369 ROCK LANE

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 set back from 35 feet to 25 feet for Lot # 81 (Ref: Article 6.6.3, Section B).

The property is located at 6369 Rock Lane, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To allow the construction of a single-family dwelling without encroachment onto the 20-foot drainage easement in the rear yard.

Decision: Approved.

Case # 2007V-052 FCS

6393 ROCK LANE

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 set back from 35 feet to 25 feet for Lot # 86 (Ref: Article 6.6.3, Section B).

The property is located at 6393 Rock Lane, in Land Lot 129 of District 13 in Fulton County, Georgia.

Purpose: To allow a building pad at a suitable location on the lot for the construction of a single-family dwelling.

Decision: Approved.

Case # 2007V-053 FCS

5337 OLD NATIONAL HWY

The appeal of Gloria Key-Taylor seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business) zoning classification as follows:

Request:

- (1) To allow the existing 48-square foot surface area pole sign to remain in lieu of the required 32-square foot monument sign (Ref: Article 12.D.4, Section 2).
- (2) To allow the existing pole sign to remain in place of an ID monument sign along the Old National Highway frontage (Ref: Article 12.D.4, Section 13).

The property is located at 5337 Old National Highway, in Land Lot 68 of District 13 in Fulton County Georgia.

Purpose: To allow existing signage to remain for greater visibility from the Old National frontage.

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