



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: September 22, 2006
Subject: BZA ACTIONS –September 21, 2006 Hearing

Case No.	Location	Applicant	Decision
2006V-125	Old National/Jonesboro	Mark W. Forsling	Deferred 30 Days
2006V-083	4405 Commerce Drive	James Anderson	Approved Conditional *
2006V-096	3695 Roosevelt Highway	Jonathan Carter	Approved
2006VS-100	Capps Ferry Road	Randy Matheny	Approved
2006V-115	Flat Shoals/Mallory Road	Steve Redding	Denied
2006V-116	8150 Equinox Lane	Braden S. Buck	Approved
2006V-117	10180 Jones Bridge Road	Hirsch Minkowicz	Approved
2006V-123	Kimberly Road	Willie Frank Griggs	Approved
2006V-128	4499 Roosevelt Highway	Anthony Dudley	Approved

* 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
September 21, 2006

Case # 2006V-125 FCS

OLD NATIONAL/JONESBORO RD

The Appeal of Mark W. Forsling seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business) zoning classification as follows:

Requests:

- (1) To allow two wall signs per business (Ref: Article 12.D.4, Section 4).
- (2) To increase the surface area of a monument sign from 64 square feet up to 161 square feet of surface area for Sign a along the Old National (SR 138) frontage (Ref: Article 12.D.4, Section 1).
- (3) To allow two (2) identification monument signs along Old National Highway (SR 138) (Ref: Article 12.D.4, Section 1)
- (4) To allow a sign face of 65 square feet for signs B and C and to increase the sign height to 14 feet (Ref: Article 12,D.4, Section 2).
- (5) To allow three wall signs for retail shop 2 (Ref: Article 12.D.4, Section 4).
- (6) To allow a roof sign (Sign 8) (Ref: Article 33.3.i).

Property located at Old National Highway and Jonesboro Road, in Land Lot 197 of District 13 in Fulton County, Georgia.

Purpose: To allow additional signage for visibility.

Decision: Deferred 30 days at the request of the applicant to allow him the opportunity to meet with the Old National Overlay District.

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: Request #1 Approved as submitted; **Request #2 Approved Conditional** to a maximum of 92 square feet to this business exclusively.

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: Approved pursuant to indemnity agreement submitted.

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: Approved

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: Denied.

Case # 2006V-116 FCS

8150 EQUINOX LANE

The appeal of Braden S. Buck seeks a variance to the Fulton County Zoning Resolution in an AG-I (Agricultural) zoning classification as follows:

Request:

To reduce the minimum required front yard setback from 60 feet to 22 feet along the Equinox Lane frontage (Ref: Article 5.1.3, Section B).

Property located at 8150 Equinox Lane, in Land Lot 85 of District 7 in Fulton County, Georgia.

Purpose: To allow the construction of a single-family dwelling on Lot 5 of Ashwood Estates.

Decision: Approved.

Case # 2006V-117 FCN

10180 JONES BRIDGE RD

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

Requests:

- (1) To delete the 10-foot landscape strip along the south interior property line (Ref: Article 4.23.1).
- (2) To delete the 10-foot landscape strip along the south interior property line (Ref: Article 12.E.4.A.5).

Property located at 10180 Jones Bridge Road, in Land Lot 59 of District 1-1 in Fulton County, Georgia.

Purpose: To allow an access easement for the existing drive.

Decision: Approved.

Case # 2006V-123 FCS

KIMBERLY ROAD

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

Request:

To reduce the front yard setback from 50 feet to 30 feet (Ref: Article 6.4.3.B).

Property located at Kimberly Road, in Land Lot 30 of District 14F in Fulton County, Georgia.

Purpose: To allow a front yard of 30 feet due to the alignment of Kimberly Road.

Decision: Approved

Case # 2006V-128 FCS

4499 ROOSEVELT HIGHWAY

The appeal of Anthony Dudley seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural)/C-2 (Commercial) zoning classification as follows:

Request:

To delete the 75-foot buffer and 10-foot improvement setback between C-2 and AG-1(Ref: Article 4.2.31).

Property located at 4499 Roosevelt Highway, in Land Lot 9F of District 107 in Fulton County, Georgia.

Purpose: To allow the development of an auto workshop in the front yard of the property along the Roosevelt Highway frontage. The buffer that divides the property makes it difficult to develop the site.

Decision: Approved.