



## INTEROFFICE MEMORANDUM

**To:** Environment & Community Dev. Staff  
**From:** Bettie Jones, Administrative Coordinator II  
**Date:** October 19, 2007  
**Subject:** **BZA ACTIONS –October 18, 2007 Hearing**

Case No.	Location	Applicant	Decision
2007V-034	3870 Cascade Road	Russell Conine	Deferred 30 Days
2007V-035	2380 Sheriff Road	Thomas Stevens	Deferred 30 days
2007V-053	5337 Old National Hwy	Gloria Key-Taylor	Deferred 30 Days
2007V-054	Roosevelt Highway	Matthew Wilder	Deferred 30 Days
2007V-061	1473 Blairwood Court	Donna Black	Withdrawn
2007V-062	1463 Blairwood Court	Donna Black	Approved
2007V-063	Wilkerson Mill Road	Mario Perezcassar	Deferred 30 Days
2007V-064	5530 Stonewall Tell Road	B.J. London	Approved
2007V-065	5205 Campbellton Road	Ed Etefia	Deferred 30 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:

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**Case # 2007V-034 FCS**  
(Held from Aug '07)

**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 increase the surface area of a freestanding sign for Carver Bible College from 32 square feet to 60 square feet (Ref: Article 33, Section 25.B.1.a).
- (2) To increase the sign height from 6 feet to 12 feet for greater visibility (Ref: Article 33, Section 25.B.1.c).
- (3) 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).
- (4) To allow an external freestanding sign within the required 10-foot setback of a public right-of-way line (Ref: Article 33, Section 21.C).

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

**Purpose:** To increase the freestanding sign surface area from 32 square feet to 60 square feet; to increase the height of the freestanding sign from 6 feet to 12 feet for greater visibility from Cascade Road; to allow a freestanding sign in the right-of-way of Kimberly Mill Road; and to allow a freestanding sign within the required 10-foot setback of a public right-of-way line.

**Decision:** **Deferred** for 30 days.

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**Case # 2007V-035 FCS**  
(Held from Aug '07)

**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 20-square foot surface area freestanding sign for the Sonic Drive-In fast food restaurant with a height of 4 feet from finished grade along Old National Highway (SR 279) (Ref: Article 33, Section 25.E.1(b)).

The property is 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 32-square foot freestanding sign for the Sonic Drive-In fast food restaurant along Old National Highway (SR 279) for greater visibility.

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**Case # 2007V-053 FCS**  
(Held from Sep 07)

**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:**

To allow the existing 48-square foot surface area pole sign to remain in lieu of the required 20-square foot freestanding sign along Old National Highway (SR 279) (Ref: Article 33, Section 25.E.1.a).

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

**Purpose:** To allow the existing 48-square foot surface area pole sign to remain in lieu of the required 20-square foot freestanding sign along Old National Highway (SR 279) for greater visibility.

**Decision:** **Deferred** for 30 days.

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**Case # 2007VS-054 FCS**

**ROOSEVELT HIGHWAY**

The appeal of Matthew Wilder seeks a variance to the Fulton County Zoning Resolution in an O-I (Office & Institutional) zoning classification as follows:

**Request:**

To allow full exemption from the Specimen Tree Recompense requirement and reduce specimen tree recompense to zero (Ref: Fulton County Tree Preservation Ordinance, Section IV, C.2A, Re-vegetation, specimen tree recompense).

The property is located on Roosevelt Highway, in Land Lot 62 of District 13 in Fulton County, Georgia.

**Purpose:** To allow a suitable location on the site for the construction of a community center without encroaching into the buffers, landscape strips and parking areas.

**Decision:** **Deferred** 30 days.

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**Case # 2007V-061 FCS**

**1473 BLAIRWOOD COURT**

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

**Request:**

To reduce the minimum required front yard setback from 50 feet to 30 feet along the Blairwood Court frontage for Lot #1 (Ref: Article 6.4.3, Section B).

The property is located at 1473 Blairwood Court, in Land Lot 79 of District 14F in Fulton County, Georgia.

**Purpose:** To be able to find suitable locations for the construction of a single family dwelling without encroachment into the stream buffer in the rear yard.

**Decision:** **Withdrawn** at the owner's request.

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**Case # 2007V-062 FCS**

**1463 BLAIRWOOD COURT**

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

**Request:**

To reduce the minimum required front yard setback from 50 feet to 40 feet along the Blairwood Court frontage for Lot #2 (Ref: Article 6.4.3, Section B).

The property is located at 1463 Blairwood Court, in Land Lot 79 of District 14F in Fulton County, Georgia.

**Purpose:** To be able to find suitable locations for the construction of a single family dwelling without encroachment into the stream buffer in the rear yard.

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

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**CASE # 2007VS-063 FCS**

**WILKERSON MILL ROAD**

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

**Request:**

To delete the requirement for sidewalks along the Wilkerson Mill Road frontage (Ref: Article 8.2, Section 3, Subdivision Regulations).

The property is located at Wilkerson Mill and Jenkins Road, in Land Lots 23, 24 and 42 of Fulton County, Georgia.

**Purpose:** To allow site development without encroaching into the 100-foot undisturbed buffer along Wilkerson Mill Road.

**Decision:** **Deferred for 30 days.**

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**Case # 2007V-064 FCS**

**5530 STONEWALL TELL RD**

The appeal of B.J. London seeks a variance to the Fulton County Zoning Resolution in an R-6 (Two Family) zoning classification as follows:

**Request:**

To encroach within the required 50-foot undisturbed buffer and 10-foot improvement setback along the east property line to extend the existing pond (Ref: Article 4.23, Section 1).

The property is located at 5530 Stonewall Tell Road, in Land Lot 109 of District 9F in Fulton County, Georgia.

**Purpose:** To enlarge the existing detention pond in the rear of the property to accommodate additional flows.

**Decision: Approved.**

**Case # 2007V-065 FCS**

**5205 CAMPBELLTON ROAD**

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

**Requests:**

- (1) To reduce the rear yard landscape strip from 10 feet to 5 feet (Ref: Article 12F.4, Section A.3).
- (2) To delete the required side yard landscape strip along the east property line (Ref: Article 12F.4, Section A.3).
- (3) To reduce the side yard landscape strip along the west property line adjacent to New Hope Road from 15 feet to 10 feet (Ref: Article 12F.4, Section A.2)
- (4) To reduce the minimum required front yard landscape strip adjacent to Campbellton Road from 15 feet to 10 feet (Ref: Article 12F.4, Section A.2).
- (5) To delete the required landscape islands along the south and north property lines in lieu of trees to be planted as an alternative design (Ref. Article 4.23, Section 2).

The property is located at 5205 Campbellton Road, in Land Lot 92 of District 14F in Fulton County, Georgia.

**Purpose:** To have adequate space for the structure and egress and ingress around the structure.

**Decision: Deferred 30 days.**

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