



## INTEROFFICE MEMORANDUM

**To:** Environment & Community Dev. Staff  
**From:** Bettie Jones, Administrative Coordinator II  
**Date:** October 21, 2005  
**Subject:** BZA ACTIONS –October 20, 2005 Hearing

Case No.	Location	Applicant	Decision
2005V-118	11005 Jones Bridge Road	Kandice Williams	Approved Conditional
2005V-145	Nesbitt Fy–Holcomb Br	Lynn Oliver	Withdrawn
2005V-174	10905 Jones Bridge Road	Stephanie Schleicher	Approved Conditional
2005V-193	5340 Taylor Road	Mykhaylo Mokrynsky	Deferred 90 Days
2005V-194	7790 Ella Lane	Gurjit Jalli	Deferred 30 Days
2005V-195	195 Cliftwood Drive	Stephanie Schleicher	Deferred 90 days
2005V-196	5730 Glenridge Drive	Pam Pellon	Approved Conditional
2005V-197	6300 Powers Ferry Road	Sharon Jaynes	Approved
2005V-199	6510 Roswell Road	David Millwood	Approved Conditional

\* Please refer to attached agenda for conditions or further information, and contact Madolyn Spann at (404) 730-8105, or Bettie Jones at (404) 730-8069, if you have additional questions.

Board of Zoning Appeals  
October 20, 2005  
Actions

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**Case # 2005V-118 FCN                      11005 JONES BRIDGE ROAD**  
(Held from Aug '05)

Appeal of Kandice Williams seeks variances to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

**Requests:**

- (1) To allow the sign face to be smaller than the sign base (Ref: Article 12.E.6, Section A).
- (2) To increase the size of the monument sign from 32 square feet to 78 square feet (Ref: Article 12.E.6).
- (3) To allow 12 tenant panels on the monument sign (Ref: Article 12.E.6).

Property located at 11005 Jones Bridge Road, in Land Lot 167 of District 1-1 in Fulton County, Georgia.

**Purpose:** To allow signage for Phase II of the existing shopping center.

**Decision:** **Approved Conditional** to terms of letter from JCCA dated October 18, 2005 stipulating that the sign is no more than 8' W x 10' H; the sign face is no more than 32 SF; and there are no more than 4 tenant panels.

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**Case # 2005V-145 FCN                      NESBITT FERRY RD-HOLCOMB BR RD**  
(Held from Aug '05)

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

**Requests:**

- (1) To increase the height of a freestanding monument sign from eight (8) feet to ten (10) feet (Ref: Article 12.E.6).

- (2) To increase the maximum sign area from 32 square feet to 56 square feet (Ref: Article 12.E.6).
- (3) To increase the maximum number of tenant panels from four (4) to eight (8) panels (Ref: Article 12.E.6).
- (4) To allow a second monument sign in addition to existing Rivermont Station Kroger signage (Ref: Article 12.E.6).

Property located at 8465 Holcomb Bridge Road, in Land Lots 877 and 878 of District 2-2 in Fulton County, Georgia.

**Purpose:** To allow a second monument sign along the Holcomb Bridge frontage for the Rivermont Station Shopping Center providing signage for Shopping Center tenants.

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

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**Case # 2005V-174 FCN**                      **10905 JONES BRIDGE ROAD**

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

**Requests:**

- (1) To allow the sign face to be greater than the sign base (Ref: Article XII.E.6, Section A).
- (2) To increase the maximum height from 5 feet to 6 feet (Ref: Article XII.E.6).

Property located at 10905 Jones Bridge Road, in Land Lot 168 of District 1-1 of Fulton County, Georgia.

**Purpose:** To allow the sign conversion of a South Trust Bank to a Wachovia Bank, replacing the existing pole sign with a monument sign at five feet in height and 25 square feet in area.

**Decision:** **Approved Conditional** to sign design submitted.

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**Case # 2005V-193 FCN**

**5340 TAYLOR ROAD**

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

**Request:**

To reduce the minimum required rear yard setback from 25 feet to 8 feet (Ref: Article 6.6.3, Section B).

Property located at 5340 Taylor Road in Land Lot 240 of District 1-1 in Fulton County, Georgia.

**Purpose:** To allow a 12X16 storage shed to remain in the rear yard.

**Decision:** **Deferred** for 90 days to allow applicant to address erosion and environmental issues.

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**Case # 2005V-194 FCS**

**7790 ELLA LANE**

The appeal of Gurjit S. Jalli seeks variances to the Fulton County Zoning Resolution in a C-2 (Commercial District) zoning classification as follows:

**Requests:**

- (1) To allow a non-street facing wall sign on the north wall (Ref: Article 33.5, Section G.5).
- (2) To allow a non-street facing wall sign on the east wall (Ref: Article 33.5, Section G.5).
- (3) To allow a non-street facing wall sign on the south wall (Ref: Article 33.5, Section G.5).

Property located at 7790 Ella Lane, in Land Lot 32 of District 9F in Fulton County, Georgia.

**Purpose:** To allow the Hampton Inn to add three additional wall signs along rear and side walls for increased visibility to the I-85 and Oakley Industrial Boulevard area.

**Decision:** **Deferred** for 30 days due to absence of applicant.

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**Case # 2005V-195 FCN**

**195 CLIFTWOOD DRIVE**

The appeal of Stephanie Schleicher seeks a variance to the Fulton County Zoning Resolution in a C-2 (Commercial District) zoning classification as follows:

**Request:**

To allow an identification monument sign for property less than 40,000 square feet (Ref: Article 12.B.6.A, Section 1).

Property located at 195 Cliftwood Drive, in land lot 90 of District 17 in Fulton County, Georgia.

**Purpose:** To allow a business operating in a small building to locate a 25-square foot, 6 foot tall sign monument on Cliftwood Drive.

**Decision:** **Deferred** for 90 days to allow applicant to gain support of the Sandy Springs Design Review Board.

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**Case # 2005V-196 FCN**

**5730 GLENRIDGE DRIVE**

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

**Request:**

To allow increase sign height from 6 feet to 8 feet (Ref: Article 12.B.6.A, Section A.2a).

Property located at 5730 Glenridge Drive, in Land Lots 37 & 38 of District 17 in Fulton County, Georgia.

**Purpose:** To allow a medical office to construct a 31-square foot and eight-foot high monument sign along Glenridge Drive.

**Decision:** **Approved Conditional** to design submitted and approval

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**Case # 2005V-197 FCN**

**6300 POWERS FERRY ROAD**

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

**Requests:**

- (1) To increase the maximum sign area from 64 square feet to 85.21 square feet along New Northside Drive (Ref: Article 33.5, Section F).
- (2) To increase the maximum sign area from 64 square feet to 85.21 square feet along Powers Ferry Road (Ref: Article 33.5, Section F).
- (3) To reduce the minimum required sign setback from 10 feet to 0 feet along Powers Ferry Road (Ref: Article 33.4.9).
- (4) To allow the existing sign to remain with an approximate 2-foot encroachment into the New Northside Drive Right-of-Way (Ref: Article 33.4.9).

Property located at 6300 Powers Ferry, in Land Lot 205 of District 17 in Fulton County, Georgia.

**Purpose:** To allow CVS Pharmacy to place a 25.21 square foot sign panel on the existing 60-square foot Publix freestanding sign located along the Powers Ferry Road and New Northside Drive frontages.

**Decision: Approved.**

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**Case # 2005V-199 FCN**

**6510 ROSWELL ROAD**

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

**Requests:**

- (1) To allow a freestanding sign on property less than 40,000 square feet (Ref: Article XII.B.6.A, Section 1).
- (2) To allow sign to be placed within the right-of-way of Roswell Road approximately 12 feet from back of curb (Ref: Article IV.3.5).

Property located at 6510 Roswell Road, in Land Lot 88 of District 17 in Fulton County, Georgia.

**Purpose:** To allow a new business to construct a ground sign along the Roswell Road frontage (formerly Johnny Rockets).

**Decision:** **Approved Conditional** to indemnification agreement from the Department of Public Works, and the following recommendations by the Sandy Springs Design Review Board in its September 15, 2005 letter: 1) the proposed sign not be approved with changeable copy; 2) the proposed sign should include the property address, and 3) these changes should be reflected when the permit application is filed.

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