



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: November 16, 2007
Subject: **BZA ACTIONS –November 15, 2007 Hearing**

Case No.	Location	Applicant	Decision
2005VS-101	5701 Roswell Road	Steve A. Galberaith	Deferred 60 Days
2005VS-102	398 Main Street	Steve A. Galberaith	Deferred 60 Days
2007V-034	3870 Cascade Road	Russell Conine	Denied
2007V-035	2380 Sheriff Road	Thomas Stevens	Approved
2007V-053	5337 Old National Hwy	Gloria Key-Taylor	Approved Conditional
2007V-054	Roosevelt Highway	Matthew Wilder	Deferred 60 Days
2007V-063	Wilkerson Mill Road	Mario Perezcassar	Approved Conditional
2007V-065	5205 Campbellton Road	Ed Etefia	Denied

* 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.

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The appeal of Steve A. Galberaith seeks a variance to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

Request:

To appeal the decision of the Director of Environment and Community Development declaring a billboard sign as a non-permitted use or sign type in a C-1 Commercial Zoning District (Ref: Article 33, Section 25.E.1).

The property is located at 5701 Roswell Road, in Land Lot 91 of District 17, in Fulton County, Georgia.

Purpose: To allow the location of a billboard on the Chevron site oriented toward Roswell Road.

Decision: Deferred 60 days.

Case # 2005VS-102 FCN

398 SOUTH MAIN STREET

The appeal of Steve A. Galberaith seeks a variance to the Fulton County Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

Request:

To appeal the decision of the Director of Environment and Community Development declaring a billboard sign as a non-permitted use or sign type in a C-1 Commercial Zoning District (Ref: Article 33, Section 25.E.1).

The property is located at 398 South Main Street, in Land Lot 648 of District 1-2, in Fulton County, Georgia.

Purpose: To allow the location of a billboard sign on property located on the northeast corner of Brady Place and South Main Street.

Decision: Deferred 60 days.

Case # 2007V-034 FCS

3870 CASCADE ROAD

(Held from Aug '07)

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: Applicant withdrew request #3, other requests Denied.

Case # 2007V-035 FCS

2380 SHERIFF ROAD

(Held from Aug '07)

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.

Decision: **Approved Conditional** to specific drawing submitted for a 32 square foot monument sign with brick facing for the sign.

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: **Approved as submitted** for 18 months, at which time the sign must come into compliance with the Fulton County Zoning Resolution.

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 60 days.**

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: **Approved Conditional to agreement with CHC Design Review Board.**

Case # 2007V-065 FCS

5205 CAMPBELLTON ROAD

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: Denied.
