



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Jones, Administrative Coordinator II
Date: November 17, 2006
Subject: **BZA ACTIONS –November 16, 2006 Hearing**

Case No.	Location	Applicant	Decision
2006V-125	Old National/Jonesboro	Mark W. Forsling	Approved
2006VS-127	Owens Lake Road	Linda Dunlavy	Withdrawn
2006V-148	10945 State Bridge Road	Elaine McLaney	Approved
2006V-154	305 Fulton Ind. Circle	Nazline & Firoz Charania	Deferred 90 Days
2006V-156	4614 Fountain Bleu Ct	Christian Papaik	Deferred 60 Days
2006V-157	4617 Fountain Bleu Ct	Christian Papaik	Deferred 60 Days
2006V-158	13055 Highway 9	Brian Snelling	Withdrawn
2006V-159	980 Birmingham Road	Asa Harris	Denied

- 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.

DISTRIBUTION:

Front Desk, E&CD	Larry Mills	Wayne Wright
Board of Commissioners	Louise Nolley	Subscribers:
Nick Ammons	Henry Singleton	Cheryl Barlow
Randy Beck	Sam Jones	C J Hollingsworth
Ellen Byrdsell	Michelle Raines	Karen Richardson
Vicki Coleman	Steven Rosenberg	
Jeff Dinkins	Carolyn Stewart	
Bridgette Green	Greg Underwood	
Brenda Harris	Vangie Watkins	
Karen Hill	Daphne Whitt	
Ralph McCollough	Shirley Williams	

Board of Zoning Appeals
Decisions
November 16, 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 Jonesboro Road (SR 138) frontage (Ref: Article 12.D.4, Section 1).
- (3) To allow two (2) identification monument signs along Jonesboro Road (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 3 (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Decision: Request #1 Withdrawn; Requests 2-6 Approved.

Case # 2006VS-127 FCN**OWENS LAKE ROAD**

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

Request:

Appeal to interpretation letter dated July 10, 2006 regarding Article 34.5.7 in reference to a private street for Six Hills Subdivision (Ref Article 34.5.7).

Property located at Owens Lake Road in Land Lot 1025 of District 2-2 in Fulton County, Georgia.

Purpose: To conclude that Article 34.5.7 regarding a minimum setback for a new street does not apply to a proposed private street extending from Owens Lake Road providing access to a 15-lot planned subdivision expansion (Six Hills Subdivision Phase 4).

Decision: **Withdrawn** at the request of the applicant.

Case # 2006V-148 FCN**10945 STATE BRIDGE ROAD**

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

Request:

To increase the maximum allowed non-residential construction sign area from 16 square feet to 80 square feet (Ref: Article 33.4.12.B.9).

Property located at 10945 State Bridge Road, in Land Lot 167 of District 1-1 in Fulton County, Georgia.

Purpose: To allow a temporary identification sign until a permanent sign is constructed.

Decision: **Approved.**

Case # 2006V-154 FCS

305 FULTON INDUSTRIAL CIRCLE

The appeal of Nazline & Firoz Charania seeks a variance to the Fulton county Zoning Resolution in an M-2 (Heavy Industrial) zoning classification as follows:

Request:

To allow a prohibited sign structure to remain for future use (Ref: Article 33.3, Section P).

Property located at 305 Fulton Industrial Circle, in Land Lot 52 of District 14 in Fulton County, Georgia.

Purpose: To allow the Executive Inn to keep an existing blank sign along the I-20 right-of-way.

Decision: **Deferred** until February 2007 at the request of the applicant.

Case # 2006V-156 FCN

4614 FOUNTAIN BLEAU CT

The appeal of Christian Papaik seeks a variance to the Fulton County Zoning Resolution in a TR (Townhouse) zoning classification as follows:

Request:

To reduce the minimum side yard setback from 30 feet to 24.3 feet on Lot 204 (Ref: Article 7.2, Section 3.H).

Property located at 4614 Fountain Bleau Court, in Land Lot 164 of District 1-1 in Fulton County, Georgia.

Purpose: To allow encroachment of porch overhang for a single family residence in The Fountains at Kimball Bridge Subdivision.

Decision: **Deferred 60 days.**

Case # 2006V-157 FCN

4617 FOUNTAIN BLEAU CT

The appeal of Christian Papaik seeks a variance to the Fulton County Zoning Resolution in a TR (Townhouse) zoning classification as follows:

Request:

To reduce the minimum required side yard setback from 30 feet to 23.6 feet on Lot 404 (Ref: Article 7.2, Section 3.H).

Property located at 4617 Fountain Bleu Court, in Land Lot 164 of District 1-1 in Fulton County, Georgia.

Purpose: To allow encroachment of porch overhang for a single family residence in The Fountains at Kimball Bridge Subdivision.

Decision: Deferred 60 days.

Case # 2006V-158 FCN

13055 HIGHWAY 9

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

Request:

To increase the maximum allowed sign area from 100 square feet to 554.2 square feet on wall one (front wall) and 144 square feet on wall two (side wall) (Ref: Article 12.G.5.K).

Property located at 13055 Highway 9 in Land Lots 975, 1042 and 1047 of District 2-2 in Fulton County, Georgia.

Purpose: To increase visibility of signage for Target Store.

Decision: Withdrawn at the request of the applicant.

Case # 2006V-159 FCN

980 BIRMINGHAM ROAD

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

Request:

To exceed 3% of the wall area for wall sign (Ref: Article 12.H(2).7, Section B.5).

Property located at 980 Birmingham Road, in Land Lot 380 of District 2-2 in Fulton County, Georgia.

Purpose: To increase visibility of wall sign.

Decision: **Denied.**
