



INTEROFFICE MEMORANDUM

To: Environment & Community Dev. Staff
From: Bettie Lawson, Administrative Coordinator II
Date: November 18, 2005
Subject: **BZA ACTIONS –November 17, 2005 Hearing**

Case No.	Location	Applicant	Decision
2005V-194	7790 Ella Lane	Gurjit Jalli	Approved
2005V-213	Oakley Ind. Boulevard	Neil Koelbl	Approved Conditional *
2005V-214	525 Londonberry Road	Julia Ravry	Approved
2005V-215	6140 Mountain Brook Ln	James McLendon	Approved
2005V-217	16020 Henderson Hgts D	Justin Phillips	Approved
2005V-225	236 Johnson Ferry Road	Peter Teimori	Withdrawn
2005V-226	440 Overview Drive	Lana Krebs	Approved
2005V-228	740, 730, 720 Creek Rd	Javad Oskoei	Approved
2005V-229	780 Branchview Drive	Marvin G. Webb	Deferred 60 Days
2005V-230	200 Sandy Springs Place	Michael Reiner	Approved Conditional *
2005V-231	4724 East Conway	Jeffrey Tacca	Approved Conditional *
2005V-232	2090 Dunwoody Club Dr	Michael Alterman	Approved
2005V-233	Wilkerson Mill Road	Ed Buchli	Denied
2005V-242	220 Londonberry Road	Warren Sirzyk	Approved
2005V-251	5025 & 5035 Lake Forrest Road	Jason Geyer	Approved

* 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 Hearing
November 17, 2005
Agenda

Case # 2005V-194 FCS
(Held from Oct '05)

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: Approved.

Case # 2005V-213 FCS

OAKLEY INDUSTRIAL BLVD

The appeal of Neil Koelbl seeks variances to the Fulton County Zoning Resolution in a MIX (Mixed Use District) zoning classification as follows:

Requests:

- (1) To reduce the minimum required fence/wall setback from 3 feet to 0 feet (Ref: Article VI.11, Section D.4).
- (2) To allow a fence/wall structure within the right-of-way (median of Carnegie Road) (Ref: Article IV.3.5).

Property located at Oakley Industrial Boulevard in Land Lots 26 and 33 of District 9, in Fulton County, Georgia.

Purpose: To bring into compliance the recently constructed entry wall at the entrance to the 167 unit Phase 1 of the Renaissance South Park Development off Oakley Industrial Boulevard.

Decision: **Approved Conditional** to indemnification agreement being approved by Fulton County.

Case # 2005V-214 FCN

525 LONDBERRY ROAD

The appeal of Julia Ravry seeks a variance too the Fulton County Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification a follows:

Request:

To reduce the minimum required side yard setback from 15 feet to 9 feet along the northwest property line (Ref: Article VI.2.3, Section C).

Property located at 525 Londonberry Road in Land Lot 135 of District 17, in Fulton County, Georgia.

Purpose: To allow renovations and improvements to the existing dwelling.

Decision: **Approved.**

Case # 2005V-215 FCN

6140 MOUNTAIN BROOK LN

The appeal of James McClendon seeks a variance to the Fulton County Zoning Resolution in an R-2A (Single Family Dwelling) zoning classification as follows:

Request:

To reduce the minimum required side yard setback from 15 feet to 8 feet along the southeast property line (Ref: Article 6.3.3, Section C).

Property located at 6140 Mountain Brook Lane in Land Lot 167 of District 17, in Fulton County, Georgia.

Purpose: To allow the construction of an attached two-car garage over existing parking pad.

Decision: Approved.

Case # 2005V-217 FCN 16020 HENDERSON HEIGHTS DR

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

Request:

To reduce the minimum required rear yard setback from 50 feet to 13 feet (Ref: Article 5.1.3, Section D).

Property located at 16020 Henderson Heights Drive in Land Lot 334 of District 2-2, in Fulton County, Georgia.

Purpose: To allow the construction of a two-story, two bay, detached garage (28' X 32') at the end of existing driveway.

Decision: Approved.

Case # 2005V-225 FCN 236 JOHNSON FERRY ROAD

The appeal of Peter Teimori seeks a variance to the Fulton county Zoning Resolution in a C-1 (Community Business District) zoning classification as follows:

Request:

To allow property less than 40,000 square feet to construct an identification monument sign along Johnson Ferry Road (Ref: Article 12.B.A., Section 1).

Property located at 236 Johnson Ferry Road, in Land Lot89 of District

17, in Fulton County, Georgia.

Purpose: To allow a new bakery business (Flavor Café Bakery) to locate a ground sign at its entrance from Johnson Ferry Road.

Decision: Withdrawn at the request of the applicant.

Case # 2005V-226 FCN

440 OVERVIEW DRIVE

The appeal of Lana C. Krebe seeks a variance to the Fulton county Zoning Resolution in an R-2A (Single Family Dwelling) zoning classification as follows:

Request:

To reduce the minimum required rear yard setback from 40 feet to 15 feet (Ref: Article 6.3.3, Section D).

Property located at 440 Overview Drive, in Land Lot 174 of District 17, in Fulton County, Georgia.

Purpose: To allow the construction of a pool, cabana and garage to the rear of the existing dwelling.

Decision: Approved.

Case # 2005V-228 FCN

740, 730, 720 CREEK ROAD

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

Requests:

- (1) To reduce the minimum required side yard setback from 25 feet to 10 feet along the south property line of Lot 19 (Ref: Article 5.1.3, Section C).
- (2) To reduce the minimum required side yard setback from 25 feet to 10 feet along the south property line of Lot 20 (Ref: Article 5.1.3, Section C).

- (3) To reduce the minimum required side yard setback from 25 feet to 10 feet along the south property line of Lot 21 (Ref: Article 5.1.3, Section C).

Property located at 740, 730, and 720 Creek Road, in Land Lot 917 of District 2-2, in Fulton County, Georgia.

Purpose: To allow the construction of a single family dwelling with side entry garage for three lots in the Creek Crossing Subdivision.

Decision: Approved.

Case # 2005V-229 FCS

780 BRANCHVIEW DRIVE

The appeal of Marvin G. Webb seeks a variance to the Fulton County Zoning Resolution in an AG-1 (Agricultural District) zoning classification as follows:

Request:

To reduce the minimum required rear yard setback from 50 feet to 43 feet (Ref: Article 5.1.3, Section D).

Property located at 780 Branchview Drive, in Land Lot 120 of District 14F, in Fulton County, Georgia.

Purpose: To allow the construction of a one-story (23x30) garage/storage building to the rear of lot.

Decision: Deferred for 60 days to allow applicant opportunity to address side yard setback concerns.

Case # 2005V-230 FCN

200 SANDY SPRINGS PLACE

The appeal of Michael Reiner seeks variances to the Fulton County Zoning Resolution in an O-I (Office and Institutional) zoning classification as follows:

Requests:

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

- (2) To reduce the minimum required setback from right-of-way from 10 feet to 0 feet (Ref: Article 33).

Property located at 200 Sandy Springs Place in Land Lot 89 of District 17, in Fulton County, Georgia.

Purpose: To allow placement of a sign at the entrance to The Capital Companies from Sandy Springs Place.

Decision: **Approved Conditional** to compliance with the recommendations of the Sandy Springs Resign Review Board as stipulated in their letter dated October 25, 2005 to (1) install sign at a maximum height of 3'8" and a width of 7'8" total square footage not to exceed 29" – 64" as shown on drawing, and (2) sign shall be sited 7 ½ feet from the edge of right-of-way.

Case # 2005V-231 FCN

4724 EAST CONWAY

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

Requests:

- (1) To reduce the minimum lot width from 100 feet to 70 feet (Ref: Article 6.4.3, Section F).
- (2) To reduce the minimum required front yard setback from 50 feet to 35 feet (Ref: Article 6.4.3, Section B).
- (3) To reduce the minimum required side yard setback from 10 feet to 7 feet along the north property line (Ref: Article 6.4.2, Section C).
- (4) To reduce the minimum required side yard setback from 10 feet to 7 feet along the south property line (Ref: Article 6.4.3, Section C).

Property located at 4724 East Conway in Land Lot 137 of District 17, in Fulton County, Georgia.

Purpose: To allow the construction of a single family dwelling.

Decision: **Approved Conditional to** (1) the house elevation submitted at the hearing with the exception of the garage being located on the opposite side of the dwelling; (2) to site plan submitted preserving the two specimen trees as shown on the site plan.

Case # 2005V-232 FCN

2090 DUNWOODY CLUB DRIVE

The appeal of Michael Alterman, RREEF Management, seeks a variance to the Fulton County Zoning Resolution in a C-1 (Community Business) zoning classification as follows:

Request:

To reduce the minimum required setback for a sign from 10 feet to five feet for existing sign (Ref: Article 33, Section 4.9).

Property located at 2090 Dunwoody Club Drive in Land Lot 339 of District 6, in Fulton County, Georgia.

Purpose: To bring into compliance and to allow the addition of new sign panels on the existing Orchard Park Shopping Center sign.

Decision: **Approved.**

Case # 2005V-233 FCN

WILKERSON MILL ROAD

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

Requests:

- (1) To reduce the minimum required new street setback from 50 feet to 5 feet along a portion of the east property line for approximately 500 feet beginning at the Cascade-Palmetto Road (Ref: Article 34.5.7).
- (2) To reduce the minimum required new street setback from 50 feet to 0 feet along a portion of the west property line

for approximately 500 feet beginning at the Cascade-Palmetto Road (Ref: Article 34.5.7).

Property located at Wilkerson Mill Road, in Land Lots 70 and 71 of District 7, in Fulton County, Georgia.

Purpose: To allow a subdivision entrance into the Arlington Estates, 59-lot subdivision, from the Cascade Palmetto Road.

Decision: Denied due to traffic concerns.

Case # 2005V-242 FCN

220 LONDONBERRY ROAD

The appeal of Warren Sirzyk seeks variances to the Fulton County Zoning Resolution in an R-2 (Single Family District) zoning classification as follows:

Requests:

- (1) To allow an accessory structure within the front yard (Ref: Article 6.2.3, Section I).
- (2) To reduce the minimum required front yard setback from 60 feet to 50 feet (Ref: Article 6.2.3, Section B).

Property located at 220 Londonberry Road, in Land Lot 5 of District 17, in Fulton County, Georgia.

Purpose: To allow the construction of a gazebo in the front yard (along the northwest side yard).

Decision: Approved.

Case # 2005V-251 FCN

5025 & 5035 LAKE FOREST DR

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

Requests:

- (1) To reduce the minimum lot width from 100 feet to 94 feet for Lot 3 (5025 Lake Forest Drive) (Ref: Article 6.4.3, Section F).
- (2) To reduce the minimum lot width from 100 feet to 75 feet for Lot 2 (5035 Lake Forest Drive) (Ref: Article 6.4.3, Section F).
- (3) To reduce the minimum lot width from 100 feet to 99 feet for Lot 1 (located behind 5035 Lake Forest Drive) (Ref: Article 6.4.3, Section F).

Property is located at 5025 and 5035 Lake Forest Drive, in Land Lot 93 of District 17, in Fulton County, Georgia.

Purpose: To allow the redevelopment of two lots into three single family residential lots of 18,000 square feet and greater.

Decision: **Approved.**
