



## INTEROFFICE MEMORANDUM

**To:** Environment & Community Dev. Staff  
**From:** Bettie Lawson, Administrative Coordinator II  
**Date:** November 19, 2004  
**Subject:** **BZA ACTIONS –November 18, 2004 Hearing**

Case No.	Location	Applicant	Decision
2004VS-124	5180 Highland Lake Dr	Shaunteil Williams	Approved for 47 feet
2004V-171	5190 Highland Lake Dr.	Ritner Nesbitt	Approved
2004V-115	7695 Ball Mill Road	Patrick Senn	Denied
2004V-131	Crabapple Road	Tad Braswell	Approved Conditional*
2004V-183	5557/5558 Old Bill Cook	Matt McConnell	Approved
2004V-191	West Stubbs Road	Woody Galloway	Deferred
2004V-194	4990 ValloVista Court	Judy Ginn	Approved Conditional *
2004V-195	285 Tamer Lane	Bill Huff	Approved Conditional *
2004V-196	455 River Valley Road	Brent Woodruff	Approved
2004V-197	7910 Stratford Lane	Michelle Akin	Approved
2004V-198	455 Montwicke Chase	Christopher Lewis	Approved
2004V-200	13020 Morris Road	Pam Pellon	Approved
2004V-201	13020 Morris Road	Pam Pellon	Approved

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

**Board of Zoning Appeals Hearing  
November 18, 2004  
Agenda**

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**Case # 2004VS-124                      FCS                      5180 HIGHLAND LAKE DRIVE**

Appeal of Shauntiel Williams, seeks a variance to the Fulton County Zoning Resolution in a SUB-C (Single Family Dwelling District) zoning classification as follows:

**Request:**

To reduce the minimum required front yard setback from 50 feet to 43 feet for Lot 33 of the Highland Lake Subdivision. (Ref: Article 3.2, Section A)

Property located at 5180 Highland Lake Drive in Land Lot 175 of District 9F, Fulton County, Georgia.

**Purpose:** To bring existing single family residence into compliance with front yard setback.

**Decision:    APPROVED CONDITIONAL to three-foot reduction to 47 feet**

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**Case # 2004V-171                      FCS                      5190 HIGHLAND LAKE DRIVE**

The appeal of Ritner Nesbitt, seeks a variance to the Fulton County Zoning Resolution in a SUB-C (Single Family Dwelling District)) zoning classification as follows:

**Request:**

To reduce the minimum required front yard setback from 50 feet to 47 feet for Lot 32 of the Highland Lake Subdivision (Ref: Article 3.2, Section A).

Property located at 5190 Highland Lake Drive in Land Lot 175 of District 9F, Fulton County, Georgia.

**Purpose:** To bring existing single family residence into compliance with front yard setback.

**Decision:    APPROVED.**

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**Case # 2004V-115                      DENY                      7695 BALL MILL ROAD**

The appeal of J. Patrick Senn and Mark Susca seeks a variance to the Fulton County Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification as follows:

Request: To allow eight five-foot tall brick columns within the right-of-way of Ball Mill Road (Ref: Article IV.3.5, Section L).

Property located at 7695 Ball Mill Road in Land Lot 352 of District 6, Fulton County, Georgia.

Purpose: To bring into compliance eight brick columns located along the curb of Ball Mill Road.

Decision: **DENIED.**

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**Case # 2004V-131 APPROVED CONDITIONAL CRABAPPLE ROAD**

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

Request: To reduce the 100-foot buffer and 150-foot impervious setback, both measured from top of bank of lake/stream to 25-foot buffers (Ref: Ordinance Establishing Standards for Protection of Public Water Supply Watersheds within unincorporated Fulton county, Section 5B.A&B).

Property located at Crabapple Road in Land Lots 1135 and 1170 of District 2-2, Fulton County, Georgia.

Purpose: To allow the development of approximately 12 acres for mixed single family (35 units) and townhome (14 units) dwellings.

Decision: **APPROVED CONDITIONAL.** Prior to the issuance of any development permits, a written letter of support shall be submitted from the City of Alpharetta stating they do not object to the variance.

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**Case # 2004V-183 FCS 5557/5558 OLD BILL COOK ROAD**

The appeals of Matt McConnell seek variances to the Fulton County Zoning resolution in an R-4 (Single Family Dwelling District) zoning classification as follows:

Requests:  
(1) To reduce the minimum required setback for a sign monument from 10 feet to 9.5 feet along Old Bill Cook Road (southeast side of Jerome Road) (Ref: Article XXXIII.4.9).



Request:

To reduce the minimum required side yard setback from 10 feet to 0 feet along the north property line (Ref: Article VI.4.3, Section C).

Property located at 4990 Vallo Vista Court in Land Lot 67 of District 17, Fulton County, Georgia.

Purpose: To allow the expansion of the existing carport.

Decision: **APPROVED CONDITIONAL to a fire wall being installed on the north wall and per the site plan as submitted.**

**Case # 2004V-195**

**FCN**

**285 TAMER LANE**

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

Request:

To reduce the minimum required front yard setback from 60 feet to 30 feet along the Glen Errol Drive frontage (Ref: Article VI.2.3, Section B).

Property located at 285 Tamer Lane in Land Lot 122 of District 17, in Fulton County, Georgia

Purpose: To allow the construction of a garage addition to the side of the existing dwelling along the Glen Errol legal front yard. The existing vegetation and topography along Glen Errol Drive will remain the same.

Decision: **APPROVED CONDITIONED allowing a 35-foot setback, and the planting of deodar cypress cedar trees along the western boundary of Glen Errol per the plat submitted, and the height of the garage being compatible with the existing house.**

**Case # 2004V-196**

**FNC**

**455 RIVER VALLEY ROAD**

The appeal of Brent and Lynn Woodruff seeks a variance to the Fulton County Zoning Resolution in an R-2 (Single Family Dwelling District) zoning classification as follows:

Request:

To reduce the minimum required front yard setback from 60 feet to 35 feet along the Tanacrest Drive frontage (Ref: Article VI.2.3, Section B).



