

Cherokee County Zoning Board of Appeals
Public Hearing
Agenda
Thursday, July 11, 2002
6:30 p.m.

Case #02-07-019A Carole G. Chastain requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance of 12 feet to encroach into the right side yard setback. The Zoning Ordinance required a 15 foot side yard setback. The property is located at 665 Upper Burris Road in Land Lot 180 of the 14th District and further described as Cherokee County Tax Map 14N13, Parcel 088.

Case #02-07-020A Craig & Cheryl Hunter requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance of 4 feet, 1 inch to encroach into the side yard setback. The Zoning Ordinance requires a 50 foot side yard setback. The property is located at 707 Roper Road in Land Lot 421 of the 2nd District and further described as Cherokee County Tax Map 02N07, Parcel 066.

Case #02-07-021A Chris McCullough requesting a variance to Article 5, Section 5.6-10F; Accessory Uses and Structures, Size. The applicant is requesting a variance of 700 square feet to allow for a total of 1,600 square feet instead of the required 900 square feet for an accessory structure. The property is located at 419 Scott Road in Land Lot 270 of the 14th District and is further described as Cherokee County Tax Map 14N24, Parcel 275.

Case #02-07-022A Cimmaron Field Services, Inc., as agent for Voicestream Wireless, Inc., requesting a variance to Article 7.7-27, Section 4; Standards for Telecommunication Towers and Antennae, Aesthetics/Lighting. The applicant is requesting a variance of 100 feet to allow the tower to be located 50 feet from the west property line; a variance of 100 feet to allow the tower to be located 50 feet from the south property line; and a variance of 51 feet to allow the tower to be located 89 feet from the east property line. The Zoning Ordinance calls for setbacks equivalent to the tower height of 150 feet. The property is located 7914 Hwy 92 in Land Lot 1220 of the 15th District and is further described as Cherokee County Tax Map 15N06, Parcel 296.

Case #02-07-023A John Mumford requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance to encroach 45 feet into the left side yard setback. The Zoning Ordinance requires a 50 foot side yard setback. The property is located at 121 Hightower Lake Trail in Land Lot 678 of the 3rd District and is further described as Cherokee County Tax Map 03N21, Parcel 137.

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Case #02-07-024A W. E. Baird requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance to encroach 12.5 feet into the rear yard setback. The Zoning Ordinance requires a 25 foot rear yard setback.

Case #02-07-025A Freehome Village, LLC requesting four variances, which are as follows: (1) Article 11, Table 11.1; District Requirement for Permanent Signs of the Cherokee County Zoning Ordinance. The applicant is requesting a variance of 14 feet, 10 inches in height and a copy area of 60.65 square feet two-sided on two pylon signs. The Zoning Ordinance requires a 10 foot height and 32 square foot copy area for monument signs. (2) Article 7, Table 7.1A, Minimum District Development Standards of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to encroach 15 feet into the front yard setback. The Zoning Ordinance requires a 75 foot front yard setback. (3) Article 16.2-1.I; Freehome/Lathemtown Overlay District of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to install a retaining wall along the rear drive instead of the required berm. (4) Article 16.2-1.H; Freehome/Lathemtown Overlay District of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to allow a height of 35 feet for light poles instead of the required 15 foot height. The property is located at the southwest quadrant of Hwy 20 and Hwy 372 in Land Lot 980 of the 3rd District and further described as Cherokee County Tax Map 03N23, Parcel 179, 180, 182, 183 and part of 186.

Case #02-07-026A Charles and Tamar Martell requesting a variance to Article 7, Table 7.1; District Uses and Regulations and to Section 7.7-9; Raising and Keeping of Livestock (Personal Pleasure). The applicant is requesting a variance of 61.5 feet to encroach into the side yard setback and a variance to allow two (2) horses on a 1.58 acre tract of land. The property is located at 1960 Wilkie Road in Land Lot 180 of the 14th District and is further described as Cherokee County Tax Map 14N13, Parcel 088.