

Cherokee County Zoning Board of Appeals
Public Hearing
Agenda
Thursday, October 3, 2002
6:30 p.m.

Old Cases

Case #02-09-035A Yellow Creek, LLC requesting a variance to Article 10, Section 10.6-7; Stream Bank Buffers. The applicant is requesting a variance to be allowed to encroach into the stream bank buffer for stream mitigation bank. Cherokee County requires a 150 foot undisturbed natural buffer along the Etowah River. The property is located in Land Lot(s) 322-329, 393 through 400, District 3 and described as Cherokee County Tax Map 03N26, Parcel 022, 022A.

New Cases

Case #02-10-037A Rob Grunkemeyer requesting a variance to Article 5, Section 5.6C; Location on a Lot. The applicant is requesting a variance to allow a 1,500 square foot accessory structure. The Cherokee County Zoning Ordinance requires a maximum square footage of 900 square feet. The property is located in Land Lot(s) 816, District 3 and described as Cherokee County Tax Map 03N16, Parcel 155.

Case #02-10-038A Equitable Properties of Atlanta requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to encroach 9' into the side yard setback to build a home. The Cherokee County Zoning Ordinance requires a 10' side yard setback. The property is located in Fox Hall Subdivision at 14140 Old Course Drive in Land Lot 1044, 973, District 15 and described as Cherokee County Tax Map 15N29C, Parcel 084.

Case #02-10-039A Robert Beardslee requesting a variance to Article 8, Table 8.1; Previous PUD Regulations. The applicant is requesting a variance to encroach 2' into the side yard setback adjoining lot number 3079 and a variance to encroach 5' into the side yard setback adjoining lot number 3077 for construction of a deck on both sides. The Cherokee County Zoning Ordinance requires a 10' side yard setback. The property is located in BridgeMill Subdivision at 121 Cedar Woods Trail in Land Lot 151 of the 15th District and further described as Cherokee County Tax Map 15N07G, Parcel 246.

Case #02-10-040A Freehome Village, LLC requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance to reduce the front building setback to 35' along Hwy 372. This property is located at the intersection of Hwy 20 and Hwy 372 in Land Lot 980 of the 3rd District and further described as Cherokee County Tax Map 03N23, Parcel(s) 179, 180, 182, 183 and part of 186.

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Case #02-10-041A BG Land, LLC requesting a variance to Article 16, Section 16.1; Hwy 92 Overlay Guidelines. The applicant is requesting a variance to extend the depth of the 1,000 ft. boundary line to include all of parcel 187 and parcel 187B to be developed under the Hwy 92 Overlay for mixed uses. The property is located at 13202 Hwy 92 in Land Lot 1199 of the 15th District and further described as Cherokee County Tax Map 15N24, Part of parcel 187 and 187B.

Case #02-10-042A Laura Ramsey requesting a variance to Article 11, Table 11.1; Signs. The applicant is requesting a variance to allow a 40 sq. ft. sign with a maximum height of 10 ft. in an AG zoning district. The Cherokee County Zoning Ordinance requires a 6 sq. ft. sign with a maximum height of 4 ft. This property is located at Blue Bird Acres Road in Land Lot 904, 969, 976 of the 15th District and further described as Cherokee County Tax Map 15N29, parcel 054.

Other Items

Approval of September 5, 2002 Minutes.

