

Cherokee County Zoning Board of Appeals
Public Hearing
Agenda
Thursday, November 7, 2002
6:30 p.m.

Old Cases

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 #02-10-040A 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.

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.

New Cases

Case #02-11-043A Janusz B. Ziolkowski requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance on Tract 1 to reduce the west side building setback to 49', reduce the east side building setback to 17' and a variance to reduce the minimum lot width to 128' instead of the required 150' minimum lot width. The applicant is also requesting a variance to reduce the west side setback to 20' on Tract 2. This property is located at 2425 Lower Birmingham Road in Land Lot 300 of the 2nd District and further described as Cherokee County Tax Map 02N07, Parcel 091.

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Case #02-11-044A 111 South Fulton, Inc. requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting the following variances:

- Lot 11; Reduce side building setbacks to 15ft.
- Lots 12-14; Reduce side building setbacks to 40 ft.
- Lot 15; Reduce side building setbacks to 30 ft.
- Lot 42; Reduce side building setbacks to 40 ft.
- Lots 43-46; Reduce side building setbacks to 35 ft.
- Lot 48; Reduce side building setbacks to 35 ft.
- Lot 49; Reduce side building setbacks to 35 ft.

This property is located on Sugar Pike Road in Savanna Estates Subdivision in Land Lot(s) 350, 371, 372 of the 2nd District and further described as Cherokee County Tax Map 02N07, Parcel(s) 204, 205, 206, 207, 208, 235, 236, 237, 238, 239, 241, 242.

Case #02-11-045A Eddie Wang requesting a variance to Article 11, Table 11.1; Sign Regulations. The applicant is requesting a variance to allow one additional freestanding sign on this property. This property is located at 14865 Hwy 92 in Land Lot 1256 of the 15th District and further described as Cherokee County Tax Map 15N30, Parcels 064.

Case #02-11-046A Forrest Homes, Inc. requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to reduce the front building setback from 35' to 33.6'. This property is located at 201 Hollyberry Way in Holly Trace Subdivision in Land Lot(s) 692, 693 of the 3rd District and further described as Cherokee County Tax Map 03N22C, Parcel 011.

Case #02-11-047A Bill & Jane Dreyer requesting variances to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to be allowed to construct a home on a non-conforming lot that consists of approximately 1.5 acres in the AG zoning district and requesting a variance to reduce the building setbacks to 35' on the front, 40' on the sides and 40' on the rear. This property is located at 441 Wyatt Road in Land Lot 1055 of the 3rd District and further described as Cherokee County Tax Map 03N23, Parcel 047.

Other Items

Approval of October 3, 2002 Minutes.

