

**Cherokee County Zoning Board of Appeals**  
**Public Hearing**  
**Agenda**  
**Thursday, December 4<sup>th</sup>, 2003**  
**6:30 p.m.**

**Old Cases**

Case #03-11-053A Liberty Development Corporation requesting a variance to Article 16, Section 16.1-3: Boundaries, and 16.1-4A: Permitted Uses. The applicant is requesting a variance to allow 11.07 units per acre and to include the entire property in the Hwy. 92 Overlay District. This property is located at 8011 Highway 92 in Land Lot(s) 1157, 1220 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N06, Parcel 300.

**\*postponed until January\***

Case #03-11-054A Joseph Shields requesting a variance to Article 5, Section 5.6A. The applicant is requesting a variance to allow for a 3.8 foot setback for a swimming pool. This property is located at 2304 Westland Mill in Land Lot 1035 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N11A, Parcel 002.

**\*postponed until January\***

**New Cases**

Case #03-12-057A Lewis Broyles requesting a variance to Article 5, Section 5.6B. The applicant is requesting a variance to allow an additional accessory structure on his property for storage purposes. The property is located at 416 Sycamore Drive in Land Lot 85 of the 2<sup>nd</sup> District and described as Cherokee County Tax Map 02N06A, Parcel 033.

Case #03-12-058A Jean B. Shapiro requesting a variance to Article 7, Section 7.7-45A. The applicant is requesting a variance to allow a reduction in the amount of acreage need for a private school from 5 acres to 2 acres. This property is located at 8335 Hickory Flat Road in Land Lot 573 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N03, Parcel 158.

**\*case withdrawn\***

Case #03-12-059A Colin and Tiffany Rafferty requesting a variance to Article 7, Section 7.1. The applicant is requesting a variance to allow a 20 foot reduction in the rear yard setback from 50 feet to 30 feet. This property is located at 631 Johnson Brady Road in Land Lot(s) 1072 & 1073 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N05, Parcel 219A.

Case #03-12-060A Mark Fernandez requesting a variance to Article 7, Table 7.1A; Minimum District Standards. The applicant is requesting a variance to reduce the 30 foot front yard setback to 20 feet. This property is located at 831 East Shore Drive, Lot 123 of Lake Sovereign Subdivision in Land Lot 421 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N08C, Parcel 119.

Case #03-12-061A Richard Sosebee requesting a variance to Article 23; Section 23.8. The applicant is requesting a variance to allow an encroachment of 20 feet into a 50 foot undisturbed buffer for grading. This property is located off Hickory Flat Highway in Lots 77-80 of the proposed Northbrooke Subdivision and in Land Lot 508 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N03, (part of) Parcel 159.

Case #03-12-062A Rochester & Associates, Inc. requesting a variance to Article 10, Table 10.1. The applicant is requesting a variance to remove the 50 foot undisturbed buffer from Lots 22, 23, 24, 25, and 26 in Woodmont Subdivision. These properties are located at 931, 933, 935, 937, and 939 Ravenwood Way in Land Lot(s) 1137, 1138, 1167, and 1168 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N12B, Parcel(s) 22, 23, 24, 25, and 26.

#### Other Items

Approval of November 6<sup>th</sup>, 2003 Minutes.