

**Cherokee County Zoning Board of Appeals**  
**Agenda**  
**Thursday, May 6, 2004**  
**6:30 p.m.**

**Old Cases**

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.

Case #04-04-019V THW Development, LLC requesting a variance to Article 23, Section 23.8; Conservation Subdivision Buffers. The applicant is requesting a variance to encroach into the 50' exterior conservation buffer in Oakwind Subdivision to clear, grade and revegetate for entrance to subdivision. The Cherokee County Zoning Ordinance requires this 50' undisturbed buffer around exterior of the subdivision. This property is located along Fincher Road in Land Lot(s) 59, 60, 85 of the 22<sup>nd</sup> District and further described as Cherokee County Tax Map 22N05, Parcel 057.

**New Cases**

Case #04-05-021V Marilynn Lockhart requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 3.7 feet into the 50' front yard building setback. This property is located at 130 Old Fincher Road in Land Lot 281 of the 13<sup>th</sup> District and further described as Cherokee County Tax Map 13N06, Parcel 48A.

Case #04-05-022V Shaw Gilmer requesting a variance to Article 5, Section 5.6A. The applicant is requesting a variance of 1 foot into the required 10' setback for pools. This property is located at 4011 Ironhill Lane in Land Lot 861 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N05E, Parcel 036.

Case #04-05-023V Lynda McFarland requesting a variance to Article 5, Section 5.6A & 5.6B. The applicant is requesting a variance to allow two (2) additional accessory structures and a variance for one to be located in the front yard area. This property is located at 817 Ellenwood Drive in Land Lot(s) 95 & 122 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N19, Parcel 037.

Case #04-05-024V John Willett requesting a variance to Article 5, Section 5.6C. The applicant is requesting a variance to allow a 1350 sq. ft. guesthouse. This property is located at 2425 Lower Birmingham Road in Land Lot 300 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N07, Parcel 091.

Case #04-05-025V Dean and Barbara Bourne requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 5' to reduce the front yard building setback to 25'. The property is located at 175 and 177 Little Victoria Road in Victoria Cottage in Land Lot 621 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N10B, Parcel(s) 036 and 037.

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**ZBA Agenda**

Case #04-05-026V Iron Gates Development, LLC requesting a variance to Article 16, Section 3. The applicant is requesting a variance to bring their property into the Hwy 92 Overlay District. This property is located at 2376 Campground Drive in Land Lot 1108 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N12, Parcel 043.

Case #04-05-027V Robert Harris Homes requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 10' to reduce the front yard building setback to 40'. The property is located at Bells Ferry Road in Land Lot 1117 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 15N06, part of parcel 131 and parcel 132.

Case #04-05-028V Morton Buildings, Inc. requesting a variance to Article 5, Section 5.6B. The applicant is requesting a variance of 1326 sq. ft. to allow a 2226 sq. ft. accessory structure and a variance to allow one (1) additional accessory structure. The property is located at 476 Providence Drive in Land Lot(s) 118, 171 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N19, Parcel 161A.

Case #04-05-029V Bruce Arnett, Sr. requesting a variance to Article 7, Table 7.2; Permitted Uses Table and requesting a variance to Article 16; Hwy 92 Village Ordinance to allow a carwash. The variance requests for Hwy 92 Village Ordinance includes Section IV.A; Permitted Uses, V.C.3; Architecture, Section V.C.4; Building Materials and Sections V.C.6A & B; Freestanding and Wall Signage. This property is located on Hwy 92 in Land Lot 1220 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N06, Parcel 298.

Case #04-05-030V Copacali Homes, Inc. requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 6' to allow a 29' front building setback. The property is located at 129 Shiloh Ridge Trail in Land Lot(s) 1222, 1223 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N06A, Parcel 014.

**Other Items**

Approval of April 1, 2004 Minutes.