

Cherokee County Zoning Board of Appeals
Public Hearing
Agenda
Thursday, December 1, 2005
6:30 p.m.

Old Cases

Case #04-12-060V **Edward S. Panice** requesting a variance to Article 9; Section 9.3-11. The applicant was approved on December 2, 2004 to park a commercial tow truck on his property with conditions. One of the conditions was that this case would be revisited in 12 months. This property is located at 525 Penny Lane in Quail Woods Subdivision in Land Lot 789 of the 2nd District and further described as Cherokee County Tax Map 02N04B, parcel 066.

Case #05-11-065V **BG Land, LLC** requesting a variance to Article 16; Section 16.1, Hwy 92 Overlay Regulations. The applicant is requesting a variance to extend the boundary of the Hwy 92 Overlay District to include parcels 273, 273A, 273B, 273C, 273D, 273E, 273F and 274. The property is located on Hwy 92 in Land Lot(s) 1105, 1106 of the 21st District and further described as Cherokee County Tax Map 21N05 with the above parcel numbers.

Case #05-11-066V **Haygood Contracting** requesting a variance to Article 7; Section 7.7-38C. The applicant is requesting a variance to encroach into the 20'undisturbed buffer by 7' along the north side and 12' along the south side. This property is located in Land Lot(s) 424, 425, 440, 441 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 063.

New Cases

Case #05-12-067V **Gloria Hernandez** requesting a variance to Article 5; Section 5.6, Accessory Structures. The applicant is requesting a variance to allow an accessory structure to be 6' taller than the primary structure, which is only 16 feet tall. This property is located in Land Lot 969 of the 21st District and further described as Cherokee County Tax Map 21N11, Parcel(s) 117 and 118.

Case #05-12-068V **All American Storage IV, LLC** requesting a variance to Article 10; Table 10.1, and Article 5; Section 5.1. The applicant is requesting a variance to waive the zoning buffer and allow a detention pond in a 50' stream bank buffer. This property is located in Land Lot 289, 325, 336 of the 2nd and 15th Districts and further described as Cherokee County Tax Map 02N02, Parcel 060.

Case #05-12-069V **Merrell Engineering, Co.** requesting a variance to eliminate the zoning buffers on the west and south sides of the property. This property is located in Land Lot 281 of the 14th District and further described as Cherokee County Tax Map 14N27, Parcel(s) 46, 38 and 38A.

Case #05-12-070V **Southern Homes** requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to allow a 30' front building line. This property is located in Land Lot 40 of the 21st District and further described as Cherokee County Tax Map 21N07A, Parcel 88.

Case #05-12-071V **Billy Manous Construction, Inc.** requesting a variance to Article 7; Table 7.1A, Minimum District Development Standards. The applicant is requesting a variance of 13' on a 25' front building setback. The property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel 114.

Case #05-12-072V **Joseph Craig** requesting a variance to Article 7; Table 7.1A, Minimum District Development Standards. The applicant is requesting a variance of 9' on a 25' front building setback. The property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel 115.

Case #05-12-073V **Billy Manous Construction, Inc.** requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 2' on a 25' front building setback. The property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel 116.

Case #05-12-074V **Billy Manous Construction, Inc.** requesting a variance to Article 7; Table 7.1A, Minimum District Development Standards. The applicant is requesting a variance of 13' on a 25' front building setback. The property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel 117.

Case #05-12-075V **Billy Manous Construction, Inc.** requesting a variance to Article 7; Table 7.1A, Minimum District Development Standards. The applicant is requesting a variance of 15' on a 25' front building setback. This property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel(s) 118 and 119.

Case #05-12-076V **Growth Development Corporation** requesting a variance to Article 7; Table 7.1A, Minimum District Development Standards. The applicant is requesting a variance of 9' to a 25' front building line. This property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel 112.

Case #05-12-077V **Growth Development Corporation** requesting a variance to Article 7; Table 7.1A, Minimum District Development Standards. The applicant is requesting a variance of 15' to a 25' front building line. This property is located in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D, Parcel(s) 110 and 111.

Other Items

Approval of November 3, 2005 Minutes.