

**Cherokee County Zoning Board of Appeals**  
**Public Hearing**  
**Agenda**  
**Thursday, April 12, 2007**  
**6:30 p.m.**

**Old Cases**

**Case #06-12-062V Kathy Contino** requesting a variance to Article 7. Table 7.1A; Minimum district development standards. The applicant is requesting a variance to allow a 1' side building setback instead of the required 10' building setback. This property is located in Land Lot 54 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N06B, Parcel 026.

**\*Applicant is requesting this case be postponed until May\***

**Case #07-03-007V Chad Rother** requesting a variance to Article 11; Signs. The applicant is requesting a variance to allow two (2) subdivision monuments in the right of way. This property is located at 8470 Hickory Flat Hwy in Land Lot(s) 573, 580 of the 2<sup>nd</sup> District and described as Cherokee County Tax Map 02N03, Parcel(s) 154, 154A.

**\*Applicant is referred to the Board of Commissioners as per Engineering Department\***

**Case #07-03-010V Ray L. Hemphill** requesting a variance to Article 10, Section 10.6-7; Stream Bank Buffer Regulations. The applicant is requesting a variance for removal of the 50 foot undisturbed natural buffer along 730 linear feet of intermittent stream. The property is located on Lower Burris Road in Land Lot(s) 178, 179 of the 14<sup>th</sup> District as Cherokee County Tax Map 14N13, Parcel(s) 66, 67, 68.

**\*This case has been removed from the agenda.\***

**New Cases**

**Case #07-04-011V Amini Homes** requesting a variance to Article 23. The applicant is requesting a variance to reduce the required 25' front building setback to 21.5'. This property is located at 307 Moss Court in Land Lot(s) 1114 & 1119 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 15N30H, Parcel 042.

**Case #07-04-012V Kenneth Croft** requesting a variance to Article 5, Section 5.6. The applicant is requesting a variance to allow an accessory structure in the front yard. This property is located at 122 Boone Drive in Land Lot(s) 1149 & 1084 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N06E, Parcel 069.

**Case #07-04-013V Ronald Pearce** requesting a variance to Article 7, Table 7.1A. The applicant is requesting two variances of 20' to reduce the required 50' setback to 30' front, 30' rear for a new lot and a 12' variance to reduce the side building setback to 38' and a 30' variance to reduce the rear building setback to 20' for the existing home. This property is located in Land Lot 1149 & 1084 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N06E, Parcel 069.

**Case #07-04-014V Penney & Lance Davis** requesting a variance to Article 11. The applicant is requesting a variance to allow a 5' x 8' overall sign with 24 sq. ft. of copy area in a residential zoning district. This property is located at 4095 North Arnold Mill Road in Land Lot 833 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N28, Parcel 009C.

**Case #07-04-015V Steve Ray** requesting a variance to Article 7.7-38. The applicant is requesting a variance to allow parking in the front yard setback area. This property is located at 6075 Turner Hill Road in Land Lot 836 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N22, Parcel 229.

**\*Applicant is requesting this case be postponed until May\***

**Case #07-04-016V Dennis Kirkland** requesting a variance to Article 5; Section 5.6. The applicant is requesting a variance to allow a 1' side building setback for a detached structure. This property is located at 140 Creekview Drive in Land Lot(s) 1134 & 1135 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N18D, Parcel 271.

**Case #07-04-017V Betty M. Smith** requesting a variance to Article 5; Section 5.6. The applicant is requesting a variance to allow 2 additional accessory structures. This property is located at 330 Wagon Trail in Land Lot 1246 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N24, Parcel 024.

**Case #07-04-018V Lillian F. Milne** requesting a variance to Article 23, Table 23-2 (Old Regulation Conservation Subdivision). The applicant is requesting a variance to reduce the required 30' front and 10' side setback to allow access to a handicap portico from the home. This property is located in Land Lot 648 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N04B, Parcel 040.

**Case #07-04-019V Jonathan Hicks** requesting a variance to Article 23; Table 23-2 (Old Regulations for Conservation Subdivision) The applicant is requesting a variance to reduce the required 25' rear setback to 12.5'. This property is located in Land Lot 690 & 679 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N28D, Parcel 032.

### **Other Items**

Approval of March 1, 2007 Minutes.