

**Cherokee County Zoning Board of Appeals**  
**Public Hearing**  
**Agenda**  
**Thursday, December 3, 2015**  
**6:30 p.m.**

**Old Cases**

**Case #15-11-031V Brian Denton** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to encroach 32.9 feet into the 50 foot side yard setback for a primary structure. The property is located on Cross Trail in Land Lot 536 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N27, Parcel 026A.

**New Cases**

**Case #15-11-032V Adriana Infante** requesting a variance to Article 5, Section 5.6A and Article 7, Table 7.1A. The applicant is requesting a variance to allow an accessory structure in the front yard area, a 10.8 foot variance to allow the primary structure to be 4.2 feet from the side property line and a 5.8 foot variance to allow an accessory structure 4.2 feet from side property line. The property is located at 4721 Waters Road in Land Lot 758 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N28, Parcel 369.

**Case #15-11-033V Britt and Keri Singleton** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a 12 foot variance to allow a 38 foot side building setback for an attached garage. The property is located at 262 Trenton Lane in Land Lot 819 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N22A, Parcel 016.

**Case #15-12-034V Laurey Sherman** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a 10 foot variance to allow a 40 foot rear building setback for an addition to the existing senior care facility. The property is located at 17210 Birmingham Highway in Land Lot 167 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N10, Parcel 114.

**Case #15-12-035V Dan O'Dwyer** requesting a variance to Article 16, Section 16.1.3A of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to extend the planned subdivision located in the Highway 92 Overlay District by 0.8 acres to the North property line beyond the 1,000 foot boundary. The property is located at 14639 Highway 92 in Land Lot 1194 and 1255 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N30, Parcel 029.

**Case #15-12-036V Tim Guillot** requesting a variance to Article 10, Table 10.1. The applicant is requesting a variance of to allow an encroachment into the 30 foot undisturbed zoning buffer between General Commercial zoning and Light Industrial zoning for expansion of an existing structure for O'Reilly Auto Parts. The property is located at 12122 Cumming Highway in Land Lot 964 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N23, Parcel 145.

**Other Items**

Approval of October 1, 2015 Minutes

