

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Agenda**  
**Thursday, January 5, 2017**  
**6:30 p.m.**

**Other Items**

Swearing in of new Zoning Board of Appeals member, Lisa Tressler.

**New Cases**

**Case #17-01-001V John Minarcine** at 704 Plantation Cove is requesting a variance to the Cherokee County Zoning Ordinance, Article 5, Section 5.6, Accessory Structures to build a 20' x 20' garage. The accessory structure would be five (5) feet from the easterly property line, requiring a 5 foot variance. The property is located in Land Lot 785 of the 2nd District and further described as Cherokee County Tax Map 02N04C, Parcel 058.

**Case #17-01-002V James DeFrank** at 224 Park Creek Drive is requesting a variance to the Cherokee County Zoning Ordinance, Old Article 8 – PUD Section 8.5-2, to allow a reduction of the rear building setback from 30 feet to 18 feet, a 12 foot variance. The property is located in Land Lot 501 of the 2nd District and further described as Cherokee County Tax Map 02N03B, Parcel 023.

**Case #17-01-003V Fauna Hess for Selene Finance, LP** at 340 Clark Creek Pass requesting a variance to the Cherokee County Zoning Ordinance, Article 7, Table 7.1A, to allow a 31.90 variance to the 35 foot front building setback for an improvement constructed 1998-1999. The property is located in Land Lot 1267 of the 21st District and further described as Cherokee County Tax Map 21N12G, Parcel 045.

**Case #17-01-004V Phillip Galbreath** at 3805 Highway 92 is requesting a variance to the Cherokee County Zoning Ordinance, Article 16, Section 16.1.3 Boundaries, to allow 3.9 acres +/- of the 18.160 acres to be brought into the Highway 92 Village Overlay. The property is located in Land Lots 1055, 1106 and 1127 of the 21st District and further described as Cherokee County Tax Map 21N06, Parcel 302.

**Case #17-01-005V Joanna Jackson and Teresa Finnegan** at 2797 Univeter Road is requesting a variance to the Cherokee County Zoning Ordinance, Article 7, Table 7.1A; Article 5, Section 5.6 A. and Article 5, Section 5.5-1.1 (d.), to allow the side setbacks to be reduced to ten (10) feet on exterior property lines and five (5) feet on interior lines for both primary and accessory structures; waive 24 month waiting period to subdivide. The property is located in Land Lot 169 of the 15th District and further described as Cherokee County Tax Map 15N19, Parcel 111.

**Approval of Minutes**

Election of Officers

Approval of December 1, 2016 Minutes.