

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Agenda**  
**Thursday, February 7, 2019**  
**6:30 p.m.**

**New Cases**

**Case #19-02-004V Bryan and Deborah Miller** at 1097 Meadow Brook Drive requesting a variance to Article 23 - Conservation Subdivision requesting a thirty (30) foot encroachment into the required fifty (50) foot minimum exterior buffer to accommodate a swimming pool. The property is located in Land Lot 538 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N27E, Parcel 043.

**Case #19-02-005V James Vertullo , Jr.** (Case #19-02-005V) at 980 Steeplechase Road requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to encroach twenty-five (25) feet into the required fifty (50) foot minimum building setback on the east and west side to accommodate a residential home. The property is located in Land Lots 271 and 272 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N11, Parcel 021.

**Case #19-02-006V Donna Dilbeck** at 180 Karina Place requesting a variance to Article 5, Section 5.5-7.3 Minimum Access Standards to allow a flag lot with twenty (20) feet of road frontage instead of the required thirty (30) feet. The property is located in Land Lot 269 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N24, Parcel 182.

**Case #19-02-007V Wintergreen Development, LLC** at 5471 Priest Road requesting a variance to Article 7, Section 7.7-14 e. (2) - Arts, Entertainment and Recreation Uses to reduce the setback to zero feet from the required seventy-five (75) foot setback to accommodate the clubhouse and amenity area in an active adult community. The property is located in Land Lots 1175 and 1202 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N06, Parcel 164.

**Case #19-02-008V The Providence Group of Georgia, LLC** at Idylwilde Way and Hickory Flat Highway requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to encroach twelve (12) feet into the required twenty-five (25) foot rear building setback to accommodate a storage room/golf cart garage option for Lots 1 and 14-29 in Phase I. The property is located in Land Lots 248, 249, 256 and 257 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N26K, Parcels 001, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028 and 029.

**Case #19-02-009V Kathleen Gass Shea** at 106 Narrows Loop requesting a variance to Article 5, Section E. CD Community Development District to encroach thirteen (13) feet into the front building line and two (2) feet into the side building line to allow for an expansion to the home. The property is located in Land Lot 237 of the 22<sup>nd</sup> District and further described as Cherokee County Tax Map 22N14, Parcel 003.

**Other Items**

Election of Officers

Approval of January 3, 2019 Minutes.