

Cherokee County Zoning Board of Appeals
Agenda
Thursday, February 3, 2005
6:30 p.m.

Old Cases

Case #05-01-002V **Vien Nguyen** requesting a variance to Article 10, Table 10.1; Buffer Requirements. The applicant is requesting a variance to encroach into the 35' zoning buffer for grading and installation of septic field lines. The property is located at 5495 Bells Ferry Road in Land Lot 1224, District 15 and described as Cherokee County Tax Map 15N06, Parcel 177.

New Cases

Case #05-02-007V **Dupree Station, LLC** requesting a variance to Section 4.20 of the Development Regulations. The applicant is requesting a variance to be allowed to have a total of 10 model homes in Dupree Station @ Towne Lake. The Cherokee County Development Regulations state a maximum of 6 model homes per subdivision if subdivision consists of 100 or more lots. This property is located on Dupree Road in Land Lot(s) 1090, 1091, 1142, 1143 of the 15th District and further described as Cherokee County Tax Map 15N12, Parcel(s) 96, 92, 94, 97, 77, 78, 90, 93, 93A, 91, 76, 88, 78A.

Case #05-02-008V **David C. Kirk, Esq. for Verizon Wireless (VAW) LLC** requesting a variance to Article 7, Section 7.7-27c(4)(a) and 7.7-27c(2)(b); Setbacks for Telecommunication Towers. The applicant is requesting a variance of 150' to allow a 30' setback on the eastern property line. The Cherokee County Zoning Ordinance states all towers are to be setback equal to the height of the proposed tower. This tower is to be 180' tall. The property is located at 185 Moose Loop Road in Land Lot 162 of the 14th District and further described as Cherokee County Tax Map 14N18, Parcel 002.

Case #05-02-009V **Carlos A. Gaviria** requesting a variance to Article 7, Section 7.7-9; Setbacks for Barns. The applicant is requesting a variance of 35' to allow a barn 40' from the side property line. The Cherokee County Zoning Ordinance states all barns associated with livestock must be setback 75' from all property lines. The property is located at 650 Iron Mountain Road in Land Lot 22 of the 2nd District and further described as Cherokee County Tax Map 02N10, Parcel 98.

Other Items

Approval of January 6, 2005 Minutes.