

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

Old Cases

Case #05-09-041V **Benjie Webb** requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 15' 3" to allow a 9' 9" front building setback. This property is located in Hearthstone Phase II in Land Lot 1074 of the 15th District and further described as Cherokee County Tax Map 15N12D Parcel(s) 81 and 82.

New Cases

Case #05-11-059V **Debbie Bays-Finch** requesting a variance to Article 5; Section 5.6(c), Accessory Structures. The applicant is requesting a variance to allow a 1,500 sq. ft. accessory structure. The property is located at 6479 Victory Drive in Land Lot 969 of the 21st District and further described as Cherokee County Tax Map 21N11, Parcel(s) 117 and 118.

Case #052-11-060V **KB Home Atlanta, LLC** requesting a variance to Article 23; Section 6, Conservation Subdivision. The applicant is requesting a variance to reduce the front building setback to a 15' building setback on 16 lots in The Magnolias, Unit 2. The Cherokee County Zoning Ordinance requires a 25' front building setback. The property is located at East Cherokee Drive and Water Tank Road in Land Lot(s) 922, 923 of the 3rd District and further described as Cherokee County Tax Map 03N11C, Parcel(s) 41, 42, 43, 44, 45, 46, 47, 53, 54, 55, 56, 65, 66, 67, 68 and 69.

Case #05-11-061V **Kenny Taylor** requesting a variance to Article 5; Section 5.6(a) and 5.6(c), Accessory Structures. The applicant is requesting a variance to allow a 965 sq. ft. accessory structure in the front yard area. The property is located at 304 Second Street in Land Lot 1205 of the 15th District and further described as Cherokee County Tax Map 15N18E, Parcel 039A.

Case #05-11-062V **Morton Buildings, Inc.** requesting a variance to Article 5, Section 5.6(a) and 5.6(c), Accessory Structures. The applicant is requesting a variance to allow a 2,340 sq. ft. accessory structure in the front yard area. The property is located at 375 Jep Wheeler Lane in Land Lot 685 of the 15th District and further described as Cherokee County Tax Map 15N28, Parcel 348.

Case #05-11-063V **Larry Ray** requesting a variance to Article 5; Section 5.6(a) and 5.6(c), Accessory Structures. The applicant is requesting a variance to allow a 2,500 sq. ft. accessory structure in the front yard area. The property is located at 1255 Howell Bridge Road in Land Lot 147 of the 3rd District and further described as Cherokee County Tax Map 03N01, Parcel 024.

Case #05-11-065V **BG Land, LLC** requesting a variance to Article 16; Section 16.1, Hwy 92 Overlay Regulations. The applicant is requesting a variance to extend the boundary of the Hwy 92 Overlay District to include parcels 285, 273, 273A, 273B, 273C, 273D, 273E, 273F and 274. The property is located on Hwy 92 in Land Lot(s) 1105, 1106 of the 21st District and further described as Cherokee County Tax Map 21N05 & 21N06 with the above parcel numbers.

Applicant has requested to postpone this case, no signs posted

Case #05-11-066V **Haygood Contracting** requesting a variance to Article 7; Section 7.7-38C. The applicant is requesting a variance to encroach into the 20'undisturbed buffer by 7' along the north side and 12' along the south side. This property is located in Land Lot(s) 424, 425, 440, 441 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 063.

Other Items

Approval of October 6, 2005 Minutes.