

Cherokee County Zoning Board of Appeals
Agenda
Thursday, April 1, 2004
6:30 p.m.

Old Cases

Case #03-11-054A Joseph Shields requesting a variance to Article 5, Section 5.6A. The applicant is requesting a variance to allow for a 3.8 foot setback for a swimming pool. This property is located at 2304 Westland Mill in Land Lot 1035 of the 21st District and further described as Cherokee County Tax Map 21N11A, Parcel 002.

Case has been postponed

Case #04-03-011V Wesco Signs requesting a variance to Article 11, Table 11.1. The applicant is requesting a variance to allow one additional wall sign for a business. The Cherokee County Zoning Ordinance allows one freestanding sign and two wall signs. This property is located at 3781 Sixes Road in Land Lot 283 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 112E.

New Cases

Case #04-04-013V Paul Morrow requesting a variance to Article 5, Section 5.6(c); Size of Accessory Structures. The applicant is requesting a variance of 1,700 sq. ft. to allow a 4,000 sq. ft. accessory structure. The Cherokee County Zoning Ordinance allows a 2,300 sq. ft. accessory structure since this property consists of 8.87 acres. This property is located at 7195 McCurley Road in Land Lot(s) 761, 762 of the 21st District and further described as Cherokee County Tax Map 21N10, Parcel 036.

Case #04-04-015V Patricia T. Newill and Arthur B. Newill Jr. requesting a variance to Article 5, Section 5.6(b); Number of Accessory Structures. The applicant is requesting a variance to allow one (1) additional accessory structure on a 14 acre parcel of land. The Cherokee County Zoning Ordinance allows one (1) accessory structure per parcel. This property is located at 2090 Toonigh Road in Land Lot(s) 408, 409 of the 15th District and further described as Cherokee County Tax Map 15N20, Parcel 372.

Case #04-04-016V Faith Family Church requesting a variance to Article 11, Table 11.1 and Section 11.5-3(d); Sign Ordinance. The applicant is requesting a variance of 25.75 sq. ft. to allow a 57.75 sq. ft. freestanding sign, a variance of 5 ft. to allow a 13 ft. height maximum and a variance to allow a LED sign. The Cherokee County Zoning Ordinance allows a 32 sq. ft. freestanding sign for churches with a height maximum of 8 ft. with no animated or flashing lights. This property is located at 5744 Bells Ferry Road in Land Lot 1188 of the 21st District and further described as Cherokee County Tax Map 15N06, Parcel 120.

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Case #04-04-017V Larry McLaughlin requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance of 25 ft. to allow a 25 ft. side building setback on AG property. The Cherokee County Zoning Ordinance requires a 50' building setback from all property lines. This property is located at 888 A. J. Land Road in Land Lot 159 of the 2nd District and further described as Cherokee County Tax Map 02N06, Parcel 227.

Case #04-04-018V Mark M. Roszina requesting a variance to Article 7, Table 7.1; Minimum District Development Standards. The applicant is requesting a variance of 40 ft. to allow a 10 ft. front building setback on NC (Neighborhood Commercial) property. The Cherokee County Zoning Ordinance requires a 50' front building setback along a local road. This property is located at 5901 Bells Ferry Road in Land Lot 1116 of the 21st District and further described as Cherokee County Tax Map 15N06F, Parcel 047.

Case #04-04-019V THW Development, LLC requesting a variance to Article 23, Section 23.8; Conservation Subdivision Buffers. The applicant is requesting a variance to encroach into the 50' exterior conservation buffer in Oakwind Subdivision to clear, grade and revegetate for entrance to subdivision. The Cherokee County Zoning Ordinance requires this 50' undisturbed buffer around exterior of the subdivision. This property is located along Fincher Road in Land Lot(s) 59, 60, 85 of the 22nd District and further described as Cherokee County Tax Map 22N05, Parcel 057.

Case #04-04-020V Robin Summey requesting a variance to Article 5, Section 5.6(c); Size of Accessory Structures. The applicant is requesting a variance of 180 sq. ft. to allow a 1080 sq. ft. accessory structure. The Cherokee County Zoning Ordinance requires a 900 sq. ft. maximum for an accessory structure in the R-20 zoning district. This property is located at 2561 New Mill Way in Westland Mills Subdivision in Land Lot 962 of the 21st District and further described as Cherokee County Tax Map 21N11A, Parcel 194.

Other Items

Approval of March 4, 2004 Minutes.