

Cherokee County Zoning Board of Appeals
Agenda
Thursday, March 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 #05-03-010V **Sal Salerno** requesting variances to Article 7, Section 7.5-3.3(e), (f) and Article 10, Table 10.1. The applicant is requesting a waiver of the 10 ft. wide landscape strip in front to allow parking area for car sales up to property line, a waiver of the required 6 ft. wide landscape strip along all sides & rear and to remove the requirement to have evergreen vegetation of 3 ft. in front for purposes of visibility of cars for sale. The applicant is also requesting a variance for a reduction in the required zoning buffer 15 ft. for grading and re-vegetation. The property is located on Bells Ferry Road in Land Lot(s) 1224, 1225, District 15 and described as Cherokee County Tax Map 15N06, Parcel 180.

Case #05-02-011V **Josh & Jennifer Martin** requesting a variance to Article 5, Section 5.6(A). The applicant is requesting a variance to allow a detached accessory structure to encroach 36 ft. into the front yard area. The Cherokee County Zoning Ordinance only allows accessory structure in the side and rear yards, 10 ft. from property lines. The property is located on 926 Avery Road in Land Lot 271, District 14 and described as Cherokee County Tax Map 14N30, Parcel 006.

Case #05-02-012V **Woodstock Property Co., LLC** requesting variances to Article 16, Hwy 92 Overlay and Article 10, Table 10.1; Buffer Requirements. The applicant is requesting a variance to reduce the landscape strip along W. Wiley Bridge Road to 20 ft. and a variance to reduce the undisturbed zoning buffer between NC and R-20 zoning districts to 10 ft. The property is located at the intersection of Hwy 92 and W. Wiley Bridge Road in Land Lot 1196, District 15 and described as Cherokee County Tax Map 15N24, Parcel 240.

Case #05-03-013V **Mike George** requesting variance to Article 5, Section 5.6-C; Accessory Structures. The applicant is requesting a variance to allow a 1624 sq. ft. accessory structure. The Cherokee County Zoning Ordinance allows a maximum of 900 sq. ft. The property is located at 4641 Oakhurst Lane in Land Lot 178, District 2 and described as Cherokee County Tax Map 02N13, Parcel 068.

Other Items

Approval of February 3, 2005 Minutes.