

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Agenda**  
**Thursday, January 2, 2020**  
**6:30 p.m.**

**Case #20-01-001V James and Connie Garrison** (Case #20-01-001V) at 350 Garrison Trail requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 A. - Location on Lot to be allowed to have a detached garage in the front yard area. The property is located in Land Lot 1002 of the 3rd District and further described as Cherokee County Tax Map 03N05, Parcel 197A.

**Case #20-01-002V Allan Kosloski** at 1333 Reece Road requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 A. - Location on Lot to be allowed a detached accessory building in the front yard area. The property is located in Land Lot 725 of the 2nd District and further described as Cherokee County Tax Map 02N04, Parcel 251.

**Case #20-01-003V Patrick Malloy Communities** at 9641, 9721, 9725 and 9729 Cumming Highway requesting a variance to Cherokee County Zoning Ordinance, Article 23 - Conservation Design Community, Table 23-2 Setback Requirements to reduce the front setback from the required thirty-five (35) feet to twenty (20) feet for model home lots. The property is located in Land Lots 630, 666, 667, 668, 701, 702, 703, 738, 739, 740, 773, 774 and 812 of the 3rd District and further described as Cherokee County Tax Map 03N16, Parcel 070A.

**Case #20-01-004V David and Amanda Nelson** at 408 White Road requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 - Location on Lot to allow a swimming pool to be five (5) feet from rear property line instead of the required ten (10) feet. The property is located in Land Lots 24 and 49 of the 22<sup>nd</sup> District and further described as Cherokee County Tax Map 22N06, Parcel 145.

**Case #02-01-005V Phillip Smith** at 451 Operations Drive requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A: Minimum District Development Standards to reduce the front setback to fifteen (15) feet from the required fifty (50) feet for a privacy fence. Applicant also seeks a variance to Article 7, Section 7.7-21 a. to allow the outdoor storage yard and privacy fence to be in the front yard area. The property is located in Land Lot 281 of the 14th District and further described as Cherokee County Tax Map 14N27, Parcel 030C.

**Case #20-01-006A Robert Christie/Reno's Motorcycle Towing** at 115 Oakwind Parkway. Applicant seeks to appeal the denial of an Application for a Home Occupation Permit (Application for Home Based Occupation Tax Certificate) for a Tow Truck Service pursuant to Article 9, Section 9.7. The property is located in Land Lot 60 of the 22nd District and further described as Cherokee County Tax Map 22N05A, Parcel 008.

**Case #20-01-007V Milton O. Blankinship** at 1820, 1928 and 2164 Ball Ground Highway and 255 Teague Drive requesting a variance to Cherokee County Zoning Ordinance, Article 7, Section 7.4-2 (c.) and (d.) Zero-Lot-Line Residential (RZL) - to eliminate the requirement for a dwelling to be constructed against the lot line on one side of a lot and no windows, doors, or other openings shall be permitted on this side and to allow a single-family dwelling to be centered on a lot. In addition, applicant seeks to reduce the minimum side yard of ten (10) feet on one side to five (5) feet. The properties are located in Land Lots 242, 243, 263, 265 and 275 of the 14th District and further described as Cherokee County Tax Map 14N22 Parcels 052E, 057, 062 and 063 and Tax Map 14N22C Parcels 001, 006 and 014.

**Other Items**

Approval of December 5, 2019 Meeting Minutes