

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Agenda**  
**Thursday, March 5, 2020**  
**6:30 p.m.**

**Old Cases**

**Case #20-02-008V Jeff and Sharon Albert (BOC Dist. 2)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 - Accessory Uses and Structures to allow an accessory structure (barn) to be located in the front yard area. The property is located at 376 Tellico Road in Land Lots 1247 and 1248 of the 3rd District and further described as Cherokee County Tax Map 03N18, Parcel 135.

**Case #20-02-012V Integrity Engineering (BOC Dist. 4)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A: Minimum District Development Standards to encroach three (3) feet into the required ten (10) foot building line setback and a variance to Article 10, Table 10.1: Minimum Buffer Width Between Abutting Districts to encroach twenty-eight (28) feet into the required thirty-five (35) foot buffer for an addition to an existing building. The property is located at 5900 Bells Ferry Road in Land Lot 1116 of the 21st District and further described as Cherokee County Tax Map 15N06, Parcel 153.

**New Cases**

**Case #20-03-020V Steve Petty (BOC Dist. 1)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 5, Section 5.6 A. Location on Lot to allow an accessory structure to be built in the front yard area. The property is located at 130 Breedlove Road in Land Lots 220 and 249 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N20, Parcel 087A.

**Case #20-03-021V Robert Frey (BOC Dist. 2)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 5, Section 5.6 A. Location on Lot to encroach into the ten (10) foot accessory building setback. The property is located at 311 Knollwood Lane in Land Lot 1111 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N29A, Parcel 098.

**Case #20-03-022V Chris Hodges (BOC Dist. 1)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 5, Section 5.6 A. Location on Lot to allow an accessory structure to be built in the front yard area. The property is located at 875 Long Road in Land Lot 256 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N20, Parcel 161A.

**Case #20-03-023V Grace Community Church (BOC Dist. 2)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 11, Section 11.6 Permitted Signs by Type and Zoning District to waive the requirement that the copy area be framed with a minimum of 6 inches of material consistent with remaining monument sign. The property is located at 7770 Hickory Flat Highway in Land Lots 502 and 503 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N03, Parcel 050.

**Case #20-03-024V Jacob Patterson (BOC Dist. 1)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 5, Section 5.6 A. Location on Lot to allow an accessory structure to be built in the front yard area and Cherokee County Zoning Ordinance Article 5, Section 5.6 C Height to allow an accessory building to exceed the height of the primary structure. The property is located at 605 Freehome Road in Land Lot 1183 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N24, Parcel 143.

**Case #20-03-025V Red Gate Homes (BOC Dist. 2)**

Applicant is requesting a variance to the Development Regulations of Cherokee County, Georgia, Section 4.0 - Development Standards, Subsection 4.15 - Sidewalks to waive the required five (5) foot sidewalk for lots 30-37 in the Redgate Ridge Subdivision Unit 4. The properties are located at 303, 305, 307, 309, 311, 313, 315, and 317 Red Gate Lane in Land Lots 1203 and 1204 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 03N18C Parcels 021, 022, 023, 024, 025, 026, 027, and 028.

**Other Items**

Approval of February 6, 2020 Public Hearing Meeting Minutes