



(15) feet from the property line.

After reviewing the applicant's request and the variance criteria, Staff finds that reducing the required setback from 15 ft. to 3 ft. and maintaining the RV in its current location can be justified.

Mr. Wilbur Neil Odom, applicant, gave a brief history of the RV and stated that he has never received a single complaint regarding the location of the RV for 10 years. He mentioned that if the variance was not granted it would create a financial hardship. Also, the neighbor on the property line in question sent a letter stating they have no opposition against the variance.

Photos were presented to the board in their packet. Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There was no public comment.

A motion was made after discussion concerning, among other items, public safety, fire concern, and the possible loss of trees if variance is denied.

**BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT; THE STRICT APPLICATION OF THE ZONING REGULATIONS WOULD CREATE UNNECESSARY HARDSHIP IN THIS CASE; THE EXISTING CONDITIONS ARE NOT SOLELY ATTRIBUTABLE TO THE APPLICANT'S ACTIONS AND A 12 FEET SETBACK VARIANCE FOR A RECREATIONAL VEHICLE PARKING WOULD NOT CAUSE A SUSTAINABLE DETRIMENT TO THE PUBLIC GOOD; VARIANCE WILL BE GRANTED WITH TWO CONDITIONS; FIRST, THE APPLICANT WOULD CAUSE TO BE APPLIED TO WOODEN FENCE A FIRE RETARDANT THAT IS SATISFACTORY TO THE DIRECTOR APPROVAL; AND SECOND, THE VARIANCE GRANTED WOULD SUNSET UPON ON PROPERTY TRANSFER.**

**By: Eric Christ**

**Seconded: Marcia Brandes**

**Vote: (5-0) (Christ, Brandes, Knox, Blum, Regmi)**

**2. V2015-007 Sling Earth Fare**

**Request Variance to Zoning Code Article V, Signs, Section 86-114, for property located at 6344 Cash Court, Peachtree Corners, Ga., 6th Dist., LL275, Parcel 009 in order to exceed size limitations for wall signs.**

Diana Wheeler, Community Development Director, provided background

information regarding the applicant's request. The subject property is located at Jimmy Carter Blvd. and Cash Court, just east of Peachtree Industrial Boulevard. The existing building on the site previously housed BJ's Wholesale Club and was recently renovated for a new business that offers indoor recreation including go karts, obstacle courses, bowling, and arcade games. The applicant requests a variance in order to allow 249 sq. ft. of wall sign on one elevation for an aggregate of 441 sq. ft. of total wall signage in lieu of the maximum of 200 sq. ft. of wall signs per elevation and a maximum aggregate wall signage of 400 sq. ft.

After reviewing the applicant's proposal and the variance criteria, Staff finds that the additional wall signage requested can be justified.

Mr. Eric Larsen of SignsUpAtlanta gave a brief description of the proposed signage. He discussed that the signage is needed for identifying the establishment and creating a brand. Also, he mentioned that the sign would help people distinguish that Slingshot occupies the whole building.

Chairman Knox opened the floor to anyone wanting to speak in favor or opposition to the application. There was no public comment.

A motion was made after discussion concerning, among other items, location of the signage, height of the signage, and branding of the business.

**BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDINGS AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT; FIRST, THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY IN QUESTION BECAUSE OF IT TOPOGRAPHY AND SIZE; AND TWO, SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER; AND FINALLY, THE RELIEVE GRATED WOULD NOT CAUSE A SUBSTANTIAL DETERMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSE OR INTENT OF THE ZONING RESOLUTION; SUBJECT TO THE FOLLOWING FINDINGS; FIRST, THE LOCATION OF THE SIGN AS-BUILT WOULD BE IN THE LOCATION AS PRESENTED IN THE DRAWINGS HERE THIS EVENING; AND TWO, PRIOR TO CONSTRUCTION, PLANS FOR SUCH SIGN WOULD BE PRESENTED TO CITY STAFF FOR REVIEW AND THAT SUCH SIGN WOULD COMPORT WITH THE CITY CODE, OVERLAY DISTRICT REQUIREMENTS, AND THE UNITED STATES SIGN COUNCIL GUIDELINES.**

**By: Eric Christ**

**Seconded: Marcia Brandes**

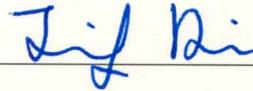
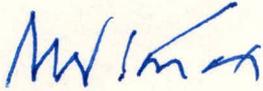
**Vote: (5-0) (Christ, Brandes, Knox, Blum, Regmi)**

**CITY BUSINESS ITEMS:** There was no City Business.

The Zoning Board of Appeals meeting concluded at 7:55 PM.

Approved,

Attest:



Wayne Knox, Chairman

Jennifer Davis, Deputy City Clerk



