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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning

Department Head: Peter A. Frisina

Presenter, if needed: Dennis S. Dutton/Peter A. Frisina

Preferred Meeting Date: Wednesday, January 2, 2008

Topic:

Discussion of multiple frontage lot setback requirements as requested by the Zoning Board of Appeals.

Background/History/Details:

A member of the Zoning Board of Appeals has requested that the issue of lots with multiple frontages be discussed, including the set-back requirements of the Zoning Ordinance.

See attached letter from Tom Mahon, Chairman of the Z.B.A.

See attached Z.B.A. Minutes dated 10/23/06 and 05/21/07.

What action are you seeking from the Board of Commissioners?

Staff would like discussion and direction from the BOC regarding setback requirements for lots with multiple frontages. If changes are desired, staff will need to proceed with the routine for amending the Zoning Ordinance.

If this item requires funding, please describe:

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

STAFF USE ONLY

Wording for the Agenda:

Discussion of the setback requirements of the Fayette County Zoning Ordinance for lots with multiple frontages, as requested by the Zoning Board of Appeals.

○ Finance Review Complete ○ Legal Review Complete ● Administrative Staff Review Complete

Administrator's Approval Yes

Confirmed Meeting Date Wednesday, January 2, 2008

○ Recognition/ Presentation ○ Public Hearing ○ Old Business ● New Business ○ Consent ○ Report ○ Other

Fayette County
GEORGIA

Where Quality Is A Lifestyle

November 28, 2007

Fayette County Board of Commissioners (BOC)
140 Stonewall Avenue West
Fayetteville, GA 30214

SUBJECT: Multiple Frontage Lots

Dear Commissioners:

Over the years, the Zoning Board of Appeals (ZBA) has heard many variance requests for lots with multiple frontages. Any portion of a lot adjacent to a road must meet a front yard setback regardless of the position and orientation of the principle structure on a lot. These regulations also control the location of accessory structures on a lot. Some members of the Fayette County Zoning Board of Appeals request that the Fayette County Board of Commissioners consider having the Zoning Ordinance reviewed in regards to multiple frontage lot setback requirements.

Thank you for your consideration of this matter.

Sincerely,

Tom Mahon (new)

Tom Mahon
Chairman
Fayette County Zoning Board of Appeals

cc: Jack Krakeel, Interim County Administrator
Scott Bennett, County Attorney
Pete Frisina, Director of Planning & Zoning
Dennis Dutton, Zoning Administrator
Robyn Wilson, Zoning Coordinator/Z.B.A. Secretary