

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on October 24, 2005 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: David Bartosh, Chairman
Larry Blanks, Vice-Chairman
Bill Beckwith
Tom Mahon

MEMBERS ABSENT: Ron Mabra

STAFF PRESENT: Aaron Wheeler, Zoning Administrator
Bill McNally, County Attorney
Pete Frisina, Director of Planning & Zoning
Delores Harrison, Zoning Technician
Deputy Travis Caldwell

STAFF ABSENT: Robyn S. Wilson, ZBA Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Bartosh called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

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1. Consideration of the Minutes of the meeting held on July 25, 2005.

Larry Blanks made the motion to approve the Minutes as circulated. Tom Mahon seconded the motion. The motion passed 4-0. Ron Mabra was absent.

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Aaron Wheeler read the procedures that would be followed for presentation and opposition for petitions.

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2. Consideration of Petition No. A-558-05, Joseph Todd Coleman, Owner/Agent, request a 91 foot Variance to reduce the front yard setback from 100 feet to 9 feet allow reconstruction of an existing accessory structure. This property is located in Land Lot 35 of the 7th District, fronts on Spear Road and Ebenezer Road, and is zoned A-R.

Chairman Bartosh asked Mr. Coleman if he understood that there was not a full board present tonight and he would need three (3) affirmative votes for approval.

Joseph Todd Coleman replied yes sir and that he would like to proceed. He advised that when he received his surveyors certification that the existing accessory structure was nine (9) feet from the right-of-way in the front instead of eleven (11) feet as previously requested.

Chairman Bartosh asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Larry Blanks made a motion to approve the petition. He stated that he did not normally like to approve this large of a variance but based on the situation and circumstances and what Mr. Coleman is trying to accomplish he did not see any problem with the request.

Bill Beckwith seconded the motion.

Tom Mahon asked if the footprint would remain exactly the same.

Mr. Coleman replied that this is correct.

Mr. Mahon asked what was the vote on the previous variance request for the front yard setback.

Mr. Blanks replied that the vote was unanimous.

Chairman Bartosh said that his only problem with the petition is that Mr. Coleman is here in the first place. He reported that at a previous public hearing the item was tabled to allow Mr. Coleman adequate time for a survey to confirm the setbacks. He added that he did not see any precedence setting issues with this exception and the situation of the property.

At this time, Chairman Bartosh called for the vote. The motion unanimously passed 4-0. Ron Mabra was absent.

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3. **Consideration of rescheduling the December 25, 2006 Public Hearing to December 18, 2006.**

Tom Mahon made a motion to reschedule the December 25, 2006 Public Hearing to December 18, 2006. Larry Blanks seconded the motion. The motion unanimously passed 4-0. Ron Mabra was absent.

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Chairman Bartosh asked if there was any further business.

Aaron Wheeler advised that no applications had been submitted for the November Public Hearing.

There being no further business, the meeting adjourned at 7:16 P.M.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

Respectfully submitted by:

**DAVID BARTOSH
CHAIRMAN**

**DELORES HARRISON
ZONING TECHNICIAN**

