

# ENVIRONMENT AND COMMUNITY DEVELOPMENT INTER-OFFICE MEMORANDUM



**To:** Fulton County Board of Zoning Appeals  
**From:** Randy Beck, Deputy Director, E&CD *Randy Beck*  
**Date:** March 15, 2011  
**RE:** Public Hearing - Thursday, March 17, 2011

ITEM	PETITION NO.	LOCATION/REQUEST	APPLICANT
		<b>PRIMARY VARIANCES</b>	
1.	2011V-0001 SFC DISTRICT 7	1180 Fairburn Road, Building No. 100, Suite 300 -  To increase the percentage of allowable wall area for a wall sign from 5 percent (6.81 square feet) to 13.3 percent (18.08 square feet). (Article 33, Section 25.E.2)  Staff recommends <b><u>WITHDRAWAL</u></b> . (The applicable wall area is 606.05 square feet and a maximum 30 square foot sign is allowed.)	Evangeline Anderson 678-650-5440

**FOR THE MOST CURRENT ZONING INFORMATION PLEASE VISIT THE ZONING PAGE AT OUR WEBSITE [WWW.FULTONECD.ORG](http://WWW.FULTONECD.ORG)**

Project: Event Hall

Location: 1180 Fairburn Road, Building No. 100, Suite 300

Applicant's Intent: The applicant seeks a primary variance to increase the percentage of the allowable wall area for a wall sign from 5 percent (6.81 square feet) to 13.3 percent (18.08 square feet). (Article 33, Section 25.E.2)

Existing Petition No.: 2004Z -0104 SFC

Existing Zoning: C-1 (Community Business)

Owner: Evangeline Anderson

Applicant: Evangeline Anderson

Representative: Evangeline Anderson

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**Variance Article:**

The subject site is zoned C-1 (Community Business) and is located in the Cascade Professional Park Development along the east side of Fairburn Road in Land Lot 10 of District 14F. The subject site is in the Cascade Overlay District. The applicant seeks a primary variance as follows:

Increase the percentage of the allowable wall area for a wall sign from 5 percent (6.81 square feet) to 13.3 percent (18.08 square feet).

The front façade of the business has two vertical wall planes: one above the front door which includes a parapet; the other vertical plane includes the door and windows. The applicable wall area where the sign is placed is limited since the vertical wall area does not include the entire front façade of the business. The measurements for the applicable wall area, allowable sign square footage, and proposed sign are as follows:

Applicable Wall Area: 136.25 sq. ft.

Allowable Sign Square Footage: 136.25 sq. ft. (applicable wall area) x 5 percent = 6.81 square feet

Proposed Sign: 19.25 inches (high) x 136 inches (length) = 18.08 sq. ft. (13.3 percent of the applicable wall area)

Subsequent to filing, the applicant noted that "applicable wall area" is defined by the Zoning Resolution. Article 3.3.1 reads as follows: "Applicable Wall Area. The wall on which a wall sign is attached including all walls and windows that have the same street or pedestrian orientation. All

open air space shall be excluded from the applicable wall area.” Based on the definition, the applicable wall area is 606.05 square feet. Therefore, a maximum 30 square foot sign is allowed which is 5 percent of the applicable wall area. Given that the request for a wall sign meets the standards of Article 33, Section 25.E.2, Staff recommends **WITHDRAWAL** of the variance request.





SCALE: NTS

RECEIVED

FRONT ELEVATION  
INDIVIDUAL CHANNEL LETTER WITH LED LIGHTING  
CUSTOMER SUPPLYING RACEWAY AND MOUNTING

JAN 24 2011

11,333

136 IN

ENVIRONMENT  
AND COMMUNITY  
DEVELOPMENT

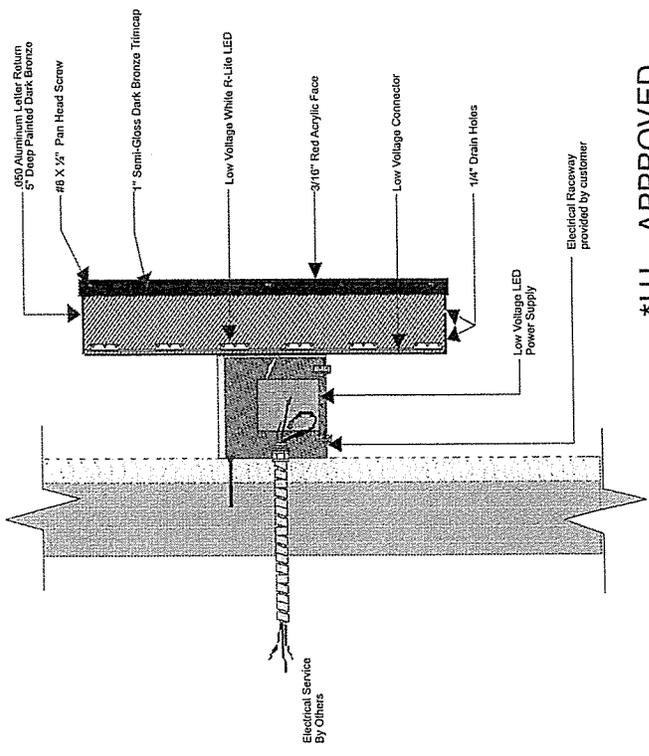
EVENT HALL

19 25 IN

1.60

19' →

SIDE ELEVATION



CLIENT  
Event Hall at Cascade  
1160 Fairburn Rd  
Suite 300  
Atlanta, Ga 30331  
678-650-5440  
Ms. Anderson

LOCATION

SALESPERSON  
Derrick McCravy  
DESIGNER  
DMC  
WORK ORDER

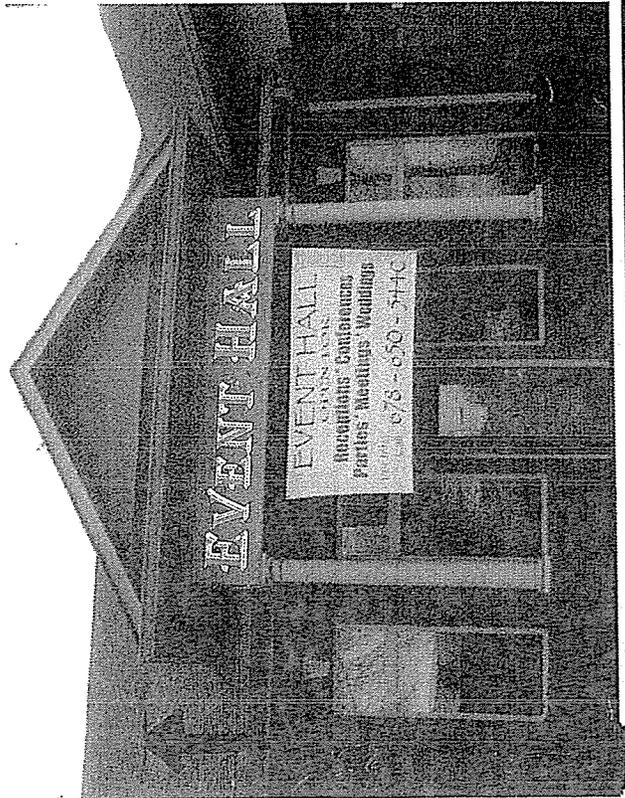
REVISIONS	
NO.	DATE
1	DM 1/18/11
2	
3	
4	
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ISSUE DATE

APPROVED BY  
Customer Date:  
Sales Date:  
Estimating / G.M. Date:  
Production Date:

FILE NAME  
D:\Event\Cascade\EventHall

PAGE  
1A



\*U.L. APPROVED

This Drawing is The Sole Property of Commercial Signs and may not be copied or 2011IV-0001 Engineered Drawings And Specs To Follow Upon Acceptance Of Af