



## Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
March 7, 2017 ~ 11:00AM  
MINUTES

### March 7, 2017 Chatham County Zoning Board of Appeals

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. All proceedings of the Chatham County Zoning Board of Appeals are recorded. Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

**Note:** All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

#### I. Call to Order and Welcome

#### II. Notices, Proclamations and Acknowledgements

#### III. Petitions Ready for Hearing

#### IV. Approval of Minutes

##### [1. January 24, 2017 Minutes](#)

[January 24, 2017 CZBA Minutes.pdf](#)

Upon motion made by Mr. Overton and seconded by Lucy Hitch, the Chatham County Zoning Board of Appeals does hereby approve the January 24, 2017 meeting minutes.

#### **Motion**

Approve minutes as written.

#### **Vote Results ( Approved )**

Motion: James Overton

Second: Lucy Hitch

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Nay
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Not Present

#### V. Item(s) Requested to be Removed from the Final Agenda

## VI. Consent Agenda

## VII. Old Business

### 2. B-161222-00135-1 - 204 Noble View Drive - Accessory Structure

- ☞ [204 Noble View Variance Statement-revised statement.pdf](#)
- ☞ [Aerial Photo.pdf](#)
- ☞ [Redmond Previous Guest House Design - 12-16-17.pdf](#)
- ☞ [Redmond Revised Guest House 2-20-17.pdf](#)
- ☞ [Redmond Previous Site Plan - 12-16-17.pdf](#)
- ☞ [Redmond Revised Site Plan 2-20-17.pdf](#)
- ☞ [tax map.pdf](#)
- ☞ [Staff Report 030717.pdf](#)

The applicant, Ms. Lynch, presented updated drawings of the proposed accessory structure to express the reduction in square footage. Upon a motion made by Mr. Overton and seconded by Mr. Blackburn Jr, the Chatham County Zoning Board of Appeals does hereby approve the requested 325 square foot variance from the 900 square foot maximum for accessory structures based on the unique conditions of the lot.

#### **Motion**

Staff recommends approval of the requested variance for 204 Noble View Drive.

#### **Vote Results ( Approved )**

Motion: James Overton

Second: James Blackburn, Jr.

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

## VIII. Regular Agenda

## IX. Other Business

## X. Adjournment

***The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.***