

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JULY 27, 2004

9:00 A.M.

FINAL AGENDA

This Agenda can be accessed on the Internet at <http://www.thempc.org>

I. Petitions Ready For Hearing:

1. Continued Petition of Penn E. Myrick
B-04-33625-1
555 Suncrest Blvd.

Nature Of Request:

The petitioner is requesting approval of a 6,627 square foot lot area variance and a 57 foot lot width variance for Lot A-1B-A; a 5,544 square foot lot area variance and a 59 foot lot width variance for Lot A-1B-B; a 46 foot lot width variance for Lot A-2-A; a 47 foot lot width variance for Lot A-2-B; and a 47 foot lot width variance for Lot A-2-C pursuant to the requirements of Section 4-6.1 of the Chatham County Zoning Ordinance in order to recombine two parcels of land and subdivide to create five one-family residential lots at 555 Suncrest Boulevard, within an R-1-C (One-Family Residential) zoning district.

Summary Of Findings: All of the conditions required for granting the requested variances do not appear to be met.

2. Petition of Ann J. Hughes
B-04-40673-1
215 B Ferguson Avenue

Nature Of Request:

The petitioner is requesting to establish a use and to expand a nonconforming use (manufactured home) which must be approved by the Board of Appeals pursuant to the requirements of Section 4-5.1(8b) of the Chatham County Zoning Ordinance in order to locate a manufactured home at 215 B Ferguson Drive, within an R-2 (Two-Family Residential) zoning district.

Summary Of Findings: The opinion of the Zoning Administrator that the Board of Appeals is not legally empowered to approve a use that is prohibited by the Zoning Ordinance is correct.

3. Petition of Jimmy Dewberry
B-04-40905-1
10 Longfield Drive

Nature Of Request:

The petitioner is requesting a 3.2 foot rear yard setback variance which must be approved by the Board of Appeals pursuant to the requirements of Section 4-6.1 of the Chatham County Zoning Ordinance in order to build additions onto an existing house at 10 Longfield Drive, within an R-1-A (One-Family Residential) zoning district.

Summary Of Findings: All the conditions required for granting a 3.2 foot rear yard setback variance appear to be met.

II. Minutes

1. Approval of CZBA Minutes – May 25, 2004

III. Other Business

IV. Adjournment