

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

NOVEMBER 23, 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. Petition of Robert B. Brannen, Jr., For
Autobahn Service Center, Inc.
B-04-32865-1
2109 & 2111 Norwood Avenue

Nature Of Request:

The petitioner seeks approval of a remote parking lot for a commercial use in a residential district pursuant to Section 6-3.4 of the Chatham County Zoning Ordinance. Additionally, the petitioner seeks variances to allow a reduction of a side yard setback from 10 feet as required by Section 4-6.2 to zero feet; and the elimination of two required 25 foot wide buffers as required by Section 3-12.4.

Summary of Findings: All of the conditions necessary to approve the establishment of a remote parking lot for a commercial use in a residential district per Section 6-3.4 of the Chatham County Zoning Ordinance have been met.

All of the conditions required to grant a side yard setback variance and a variance to eliminate two required 25 foot wide buffers appear to not be met.

2. Petition of Rande Duke, For
The Village at Georgetown
B-04-33141-1
1190-B King George Blvd.

Nature Of Request:

The petitioner is requesting variances from Section 7-3.K(1) and 7-3.K(5) (Sign Standards, Directory Sign) of the Chatham County Zoning Ordinance to allow: 1) more than one freestanding directory sign on property having less than 200 feet of frontage; and, 2) more than one freestanding directory sign on the same lot as an existing freestanding directory sign that already provides sign area for all tenants.

Summary Of Findings: All of the conditions required for granting a variance to allow more than one sign on a property having less than 200 feet of frontage and a variance to allow construction of a second sign on a lot where a directory sign is already provided appear to not be met.

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3. Petition of Fred Buck, For
John Hendrix
B-04-33291-1
102 Samuel Lyon Way

Nature Of Request:

The petitioner is requesting a 25 foot front 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 construct a single family residence within a PUD-R (Planned Unit Development-Residential) district.

Summary Of Findings: All of the conditions required for granting a 20 foot front yard setback variance appear to not be met.

II. Minutes

1. Approval of CZBA Minutes – September 28, 2004

III. Other Business

1. Election of Officers – Chairman and Vice-Chairman for 2005

IV. Adjournment