

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

APRIL 26, 2005

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 William Oliver
B-05-57378-1
4 Winfield Court

Nature of Request

The petitioner is requesting approval of a 20 foot rear yard setback variance to the 25 foot rear yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance. The subject property is located at 4 Winfield Court. The property is zoned R-1 (One Family Residential).

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

2. Continued Petition of John H. Howkins, Jr.
B-05-33315-1
1917 Stone Street

Nature of Request

The petitioner is requesting a marsh setback variance of 35 feet and a riparian buffer setback variance of 20 feet pursuant to the requirements of Section 4-12(f) of the Chatham County Zoning Ordinance in order to construct a swimming pool at an existing single family residence within an R-1-A, E-O (One Family Residential, Environmental Overlay) district. The subject property is located at 1917 Stone Street.

Summary Of Findings: All of the conditions necessary for granting a marsh setback variance of 35 feet and a riparian buffer setback variance of 20 feet appear not to be met.

3. Continued Petition of J.A. Register, For
Tidal Construction
B-05-33466-1
114 Pinnacle Court

Nature of Request

The petitioner is requesting a rear yard setback variance of 8 feet pursuant to the requirements of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct single family residence within a PUD-C (Planned Unit Development – Community) district. The subject property is located at 114 Pinnacle Court. The property is zoned PUD-C (Planned Unit Development – Community).

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Summary Of Findings: All of the conditions required for granting an 8 foot rear yard setback variance appear not to be met.

4. Petition of John & Shelia Ortman
B-05-56141-1
104 Quarterman Drive

Nature of Request

The petitioner is requesting a front yard setback variance of four feet and a side yard setback variance of three feet pursuant to the requirements of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct an attached garage in a R-1 (One-Family Residential) zoning district.

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

5. Petition of Harold Yellin, Agent for
Burke Wall
B-05-56605-1
6917 Johnny Mercer

Nature of Request

The petitioner is requesting approval of a change to a non-conforming use pursuant to the requirements of Section 8-4 of the Chatham County Zoning Ordinance. The subject property is located at 6917 Johnny Mercer Blvd. The property is zoned R-2A.

Summary Of Findings: The conditions necessary for granting a change to a non-conforming use appear not to be met.

6. Petition of Robert Williams
B-05-35453-1
46 River Oaks Road

Nature of Request

The petitioner is requesting approval of a 15 foot rear yard setback variance to the 25 foot rear yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance. The subject property is located at 46 River Oaks Road. The property is zoned PUD (Planned Unit Development).

Summary Of Findings: All of the conditions required for granting a 15 foot rear yard setback variance appear not to be met.

7. Petition of Lynda S. & Gilbert H. Wertz, Jr.
B-05-57646-1
425 Suncrest Blvd.

Nature of Request

The petitioner is requesting approval of 25 foot lot width variance from the 100 foot lot width requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to subdivide an existing lot at 425 Suncrest Boulevard within an R-1-C (One-Family Residential) zoning district.

MORE

Summary Of Findings: All of the conditions required for granting a 25 foot lot width variance appear not to be met.

II. Minutes

1. Approval of CZBA Special Meeting Minutes – March 16, 2005
2. Approval of CZBA Meeting Minutes – March 22, 2005

III. Other Business

1. Sunset Rule on Granting Variances
2. Robert's Rules
3. Board Tenure

IV. Adjournment