

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

NOVEMBER 1, 2005

9:00 A.M.

SPECIAL MEETING

FINAL AGENDA

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

I. Petitions Ready For Hearing:

1. Continued Petition of David Rock, Annette Rock
B-05-60174-1
28 Hardee Drive

Nature of Request

The petitioner is requesting approval of a 25 foot marsh setback variance to the 50 foot marsh setback requirement and a 10 foot riparian setback variance to the 35 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct a single family residence. The subject property is located at 28 Hardee Drive. The property is zoned R-1 E O (One-Family Residential Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 25 foot marsh setback variance and a ten foot riparian setback variance appear not to be met.

2. Petition of Donald E. Dyches, Jr.
B-050927-40208-1
23 Penrose Drive

Nature of Request

The petitioner, Donald E. Dyches, Jr., is requesting approval of a five foot side yard setback variance to the ten foot side yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct an addition onto a single family residence. The subject property is located at 23 Penrose Drive. The property is zoned R-1-A/EO (One-Family Residential/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a five foot side yard setback variance appear to be met.

3. Petition of Gregory L. Sicilia
B-050927-40327-1
Johnny Mercer Blvd.

Nature of Request

The petitioner is requesting approval of an application to establish a parking facility on two separate lots of record in order to provide remote parking for an excursion boat in conformance with the requirements of Section 6-2.9 of the Chatham County Zoning Ordinance. The subject property is located at the northeast intersection of Johnny Mercer Boulevard and U.S. Highway 80. The property is zoned T-B and W-I (Tourist-Business and Waterfront-Industry).

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Summary of Findings: It appears that all conditions necessary to grant approval for a remote parking facility on the subject properties have been met.

4. Petition of Thomas W. Williams
B-050927-40496-1
8010 Highway 80 East

Nature of Request

The petitioner is requesting approval of an application to establish a remote parking facility to serve a commercial use in accordance with Section 6-2.9 of the Chatham County Zoning Ordinance. The subject property is located at 8010 Highway 80 East. The property is zoned T-B/EO (Tourist-Business/Environmental Overlay).

Summary of Findings: It appears that all conditions necessary to grant approval for a remote parking facility on the subject properties have been met.

5. Petition of Frank Stevens, Agent for
Bob & Judy Meuleman
B-050927-40704-1
4 Marmaduke Lane

Nature of Request

The petitioner is requesting approval of an eight foot rear yard setback variance to the 25 foot rear yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing residential structure. The subject property is located at 4 Marmaduke Lane. The property is zoned PUD/EO (Planned Unit Development/Environmental Overlay).

Summary of Findings: All conditions necessary for granting an eight foot rear setback variance do not appear to be met.

6. Petition of Diane G. New
B-050928-38044-1
33 Penrose Drive

Nature of Request

The petitioner is requesting approval of a five foot side yard setback variance to the 10 foot side yard setback requirement of the Chatham County Zoning Ordinance in order to construct a single family residence. The subject property is located at 33 Penrose Drive. The property is zoned R-1-A/EO (One-Family Residential/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a five foot side yard setback variance appear not to be met.

II. Minutes

1. Approval of CZBA Minutes – August 23, 2005
2. Approval of CZBA Minutes – September 27, 2005

III. Other Business

1. Letter to Ms. Michael W. Lee from Board
1. Election of Officers – Chairman and Vice-Chairman for 2006

IV. Adjournment