

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

FEBRUARY 28, 2006

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 Summerell, George H. Jr. & Barbara
B-060127-40689-1
13 Wymberley Way

Nature of Request

The petitioner is requesting approval of a 22 foot marsh setback variance to the 50 foot marsh setback requirement of Section 4-12f.(1) of the Chatham County Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property, located at 13 Wymberley Way, is zoned R-1/EO (One-Family Residential/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 22 foot marsh setback variance and a seven (7) foot riparian setback variance appear not to be met.

2. Petition of Lowell J. Bender, Agent for
Applebee's Restaurant
B-060127-41101-1
587 Al Henderson Boulevard

Nature of Request

The petitioner is requesting approval of a proposal to develop remote off-street parking pursuant to the requirements of Section 6-3.3 of the Chatham County Zoning Ordinance. The proposed parking facility will be constructed on a parcel adjacent to the site of a planned restaurant. The subject property, located at 587 Al Henderson Boulevard, is zoned PUD-C (Planned Unit Development Community).

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

3. Petition of Brian McKay
B-060127-50328-1
7 Waterside Road

Nature of Request

The petitioner is requesting approval of a 5¼ foot front yard setback variance to the 30 foot front yard setback requirement of Section 4-6.66 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing garage. The subject property, located at 7 Waterside Road, is zoned PUD-R (Planned Unit Development Residential).

MORE

Summary of Findings: All of the conditions necessary for granting a 5¼ foot front yard setback variance appear not to be met.

4. Petition of Don Cogdell, Jr., Agent for
Isle of Hope United Methodist Church
B-060127-54021-1
7721 Central Avenue & 310 Parkersburg Road

Nature of Request

The petitioner, is requesting approval of an application to establish a use (church) pursuant to the requirements of Section 10-6.2; and is requesting a 45 foot side yard setback variance to the 50 foot side yard setback requirement and a 2½ foot front yard setback variance to the 55 foot front yard setback (as measured from the center line of the abutting right-of-way) requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct a church facility on site. The subject property, located at 7721 Central Avenue & 310 Parkersburg Road, is zoned R-1 (One-Family Residential).

Summary of Findings: All of the conditions necessary for granting use approval to establish a church facility and the conditions necessary for granting the requested setback variances appear not to be met.

5. Petition of Alan & Rhonda Kinney
B-060130-42214-1
41 Mulberry Bluff Drive

Nature of Request

The petitioner is requesting approval of a 12¼ foot marsh setback variance to the 50 foot marsh setback requirement of Section 4-12f.(1) of the Chatham County Zoning Ordinance in order to construct a swimming pool in the rear yard. The subject property, located at 41 Mulberry Bluff Drive, is zoned R-1/EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 12¼ foot marsh setback variance from the 50 foot marsh setback requirement appear not to be met.

6. Petition of Don Sandberg & Margaret L. Sandberg
B-060130-42413-1
2 Chelmsford Lane

Nature of Request

The petitioner is requesting approval of a two (2) foot side yard setback variance to the 20 foot side yard setback requirement of Section 4-6.66 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing garage. The subject property, located at 2 Chelmsford Lane, is zoned PUD-R (Planned Unit Development Residential).

Summary of Findings: All of the conditions necessary for granting a two (2) foot side yard setback variance appear not to be met.

MORE

7. Petition of Dale M. & Donna C. Hardie
B-060130-42599-1
1412 Walthour Road

Nature of Request

The petitioner is requesting approval of a 1,200 square foot accessory building variance to the 900 square foot maximum accessory building allowed in the front yard pursuant to Section 3-6.1 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing garage. Location of Property: The subject property, located at 1412 Walthour Road, is zoned R-1-A (One-Family Residential).

Summary of Findings: It appears that all of the conditions necessary for granting a 1,200 square foot accessory structure size variance have not been met.

II. Minutes

1. Approval of CZBA Minutes – January 24, 2006

III. Other Business

IV. Adjournment

