

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

MAY 23, 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 Nancy G. Bowden
B-060427-60405-1
104 Briarberry Bluff Drive

Nature of Request

The petitioner is requesting approval of a 16¼ foot marsh setback variance from the 50 foot marsh setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property is located at 104 Briarberry Bluff Drive. The property is zoned R-1/EO (One Family Residential/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 16¼ marsh setback variance appear not to be met.

2. Petition of Daryl R. Lusk
B-060427-60636-1
31 Mallory's Way

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 single family residence. The subject property is located at 31 Mallory's Way. The property is zoned PUD-M-12 (Planned Unit Development-Multi Family-12 Units Per Acre).

Summary of Findings: All of the conditions necessary for granting an eight (8) foot rear yard setback variance appear not to be met.

3. Petition of Darwin Johnson
B-060427-60770-1
225 Penrose Drive

Nature of Request

The petitioner 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 a single family residential structure. The subject property is located at 225 Penrose Drive. The property is zoned R-1-A/EO (One-Family Residential/Environmental Overlay).

MORE

Summary of Findings: All of the conditions necessary for granting a five (5) foot side yard setback variance appear not to be met.

4. Petition of Savannah Quality Homebuilder
B-060501-87302-1
123, 125, & 127 North Street

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 in order to construct new residential structures. The subject properties are located at 123, 125, & 127 North Street. The properties are zoned R-1/E-O (One-Family Residential/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 15 foot rear yard setback variance for three (3) lots appear not to be met.

5. Petition of Patrick L. & Carolyn A. Blohm
B-060501-87452-1
237 Falligant Avenue

Nature of Request

The petitioner is requesting a waiver of the requirement that no more than one kitchen facility be allowed on a lot designated for single family residential use pursuant to Section 2-18 of the Chatham County Zoning Ordinance. The petitioner desires to construct a temporary kitchen facility in a pool house pending completion of construction of the primary residential structure. The subject property is located at 237 Falligant Avenue. The property is zoned C-M/EO (Marsh Conservation/Environmental Overlay).

Summary of Findings: Granting the requested waiver is left to the discretion of the Board of Appeals.

6. Petition of Greg Stoeffler
B-060501-87561-1
113 Catalina Drive

Nature of Request

The petitioner is requesting approval of a six foot height limit variance from the 36 foot maximum height limit allowed in Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct a single family residence. The subject property is located at 113 Catalina 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 six (6) foot height limit variance appear not to be met.

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7. Petition of Peter Thacher
B-060501-87663-1
119 Meriweather Drive

Nature of Request

The petitioner is requesting approval of a 3.7 foot marsh setback variance from the 50 foot marsh setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property is located at 119 Meriweather Drive. The property is zoned R-1/EO (One-Family Residential/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 3.7 feet marsh setback variance appear not to be met.

II. Minutes

1. Approval of CZBA Minutes – February 28, 2006
2. Approval of CZBA Minutes – April 25, 2006

III. Other Business

IV. Adjournment