

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

DECEMBER 19, 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. Continued Petition of Mike M-Khepieson  
B-060925-54365-1  
501 Queen Aire Drive

**Nature of Request**

The petitioner is requesting approval of a 15 foot marsh setback variance from the 50 foot marsh setback requirement of Section 4-12e of the Chatham County Zoning Ordinance in order to construct two single family residences. The subject property is located at 501 Queen Aire Drive. The property is zoned R-A/EO (Residential-Agriculture/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a 15 foot marsh setback variance for two lots appear not to be met.

2. Petition of William E. Baran  
B-061121-57339-1  
153 Hampshire Road

**Nature of Request**

The petitioner is requesting approval of a 12½ foot rear yard setback variance from 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 structure. The subject property is located at 153 Hampshire Road. The property is zoned PUD/EO (Planned Unit Development/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a 12½ foot rear yard setback variance appear not to be met.

3. Petition of Richard Brown  
B-061121-57428-1  
2055 Westlake Avenue

**Nature of Request**

The petitioner is requesting approval of a 21 foot rear yard setback variance from 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 structure. The subject property is located at 2055 Westlake Avenue. The property is zoned R-3 (Multi-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting a 21 foot rear yard setback variance appear not to be met.

**MORE**

4. Petition of John Jason Hux  
B-061121-57627-1  
10 Shad River Road

**Nature of Request**

The petitioner is requesting approval of a seven foot marsh setback variance from the 25 foot marsh setback requirement, and a seven foot riparian setback variance from the 25 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct a single family dwelling. The subject property is located at 10 Shad River Road. The property is zoned R-1/EO (One-Family Residential/Environmental Overlay).

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

**II. Minutes**

1. Approval of CZBA Minutes – October 24, 2006

**III. Other Business**

**IV. Adjournment**