

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

AUGUST 28, 2007

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 Danny Yarbrough  
B-070622-57882-1  
12 Moon River Drive

**Nature of Request**

The petitioner is requesting approval of an expansion of a nonconforming use per Section 8 and a three foot side yard setback variance from the five foot side yard setback requirement per Section 4-5.2 of the Chatham County Zoning Ordinance in order to construct an addition to an existing accessory structure. The subject property is located at 12 Moon River Drive. The property is zoned R-1/ EO (One-Family Residential/ Environmental Overlay.)

**Summary of Findings:** All of the conditions necessary for granting an expansion of a nonconforming use and a three foot side yard setback variance for an accessory use appear not to be met.

2. Petition of Dennis Todd, Agent for  
Tina Love  
B-070730-49771-1  
51 Runabout Lane

**Nature of Request**

The petitioner is requesting approval of a 15 foot marsh setback variance from the 50 foot marsh setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition to an existing single family dwelling. The subject property is located at 51 Runabout Lane. The property is zoned R-1/EO (One-Family Residential/Environmental Overlay).

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

**MORE**

3. Petition of Bart Rhodes  
B-070730-49889-1  
202 Bradley Point Road

**Nature of Request**

The petitioner is requesting approval of a ten 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 to an existing single family residence. The subject property is located at 202 Bradley Point Road. The property is zoned R-1-A/ EO (One-Family Residential/ Environmental Overlay.)

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

4. Petition of Jacobo Ramirez  
B-070730-50044-1  
821 King George Blvd.

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (Restaurants which serve alcoholic beverages, malt beer, or wine by the drink) pursuant to the requirements of Section 4-5.2 of the Chatham County Zoning Ordinance in order to obtain a beer and wine license for an existing restaurant. The subject property, located at 821 King George Boulevard, is zoned PUD-B-N (Planned Unit Development-Business, Neighborhood Center.)

**Summary of Findings:** All of the conditions necessary for granting use approval to establish a restaurant which serves alcoholic beverages, malt beer, or wine by the drink appear to be met.

5. Petition of James Maloney, Jr.  
B-070730-50305-1  
87 Johnny Mercer Blvd.

**Nature of Request**

The petitioner is requesting approval of a two foot height variance from the six foot height maximum of Section 5-1.3(a) of the Chatham County Zoning Ordinance in order to construct a fence at an existing single family residence. The subject property is located at 87 Johnny Mercer Blvd. The property is zoned R-1-A/ EO (One-Family Residential/ Environmental Overlay.)

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

**II. Minutes**

1. Approval of CZBA Meeting Minutes – July 24, 2007

**III. Other Business**

**IV. Adjournment**