

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

OCTOBER 23, 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. Marion H. Kennickell
B-060829-59902-1
25 Penrose Drive

Nature of Request

The petitioner is requesting approval of an extension of a previously approved 2.5 foot side yard setback variance for both sides to the ten (10) 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, located at 25 Penrose Drive, is zoned R-1-A/EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 2.5 foot side yard setback variance appear not to be met.

2. Continued Petition of Mark Curry, For
W. Randy Sumner
B-070830-00021-1
24 Liberty Creek

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 accessory structure at an existing single family residence. The subject property, located at 24 Liberty Creek, 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 variance appear not to be met.

3. Petition of Rudy & Cyndy LoMonaco
B-070914-00031-1
102 Beaulieu Bend

Nature of Request

The petitioner is requesting approval of use (Wedding Chapel) which must be approved by the Zoning Board of Appeals pursuant to the requirements of Section 4-5.1 of the Chatham County Zoning Ordinance. The subject property is located at 102 Beaulieu Bend. The property is zoned R-1/ EO (One-Family Residential/ Environmental Overlay).

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Summary of Findings: All of the conditions necessary for granting use approval to establish a wedding chapel and for granting a waiver to the standard that a wedding chapel be located on a collector street or greater appear to be met.

4. Jerry & Diane Thompson
B-070920-00037-1
2 Perriwinkle Lane

Nature of Request

The petitioner's are requesting approval of a two and a half 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 2 Perriwinkle Lane. The property is zoned PUD (Planned Unit Development).

Summary of Findings: All of the conditions necessary for granting a 2½ foot rear yard setback variance appear not to be met.

5. Petition of Kelly Layson
B-070921-00038-1
4 Oemler Court East

Nature of Request

The petitioner is requesting approval of an eleven and a half 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 4 Oemler Court East. The property is zoned R-1/ EO (One-Family Residential /Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting an 11½ foot rear yard setback variance appear not to be met.

II. Minutes

1. Approval of CZBA Meeting Minutes – September 25, 2007

III. Other Business

1. Election of Officers – Chairman and Vice-Chairman for 2007 - 2008

IV. Adjournment