

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

January 29, 2008

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 Katherine Bart  
B-070420-49518-1  
921 Mims Street

**Nature of Request**

The petitioner is requesting an extension of a May 22, 2007 decision to grant approval of a 20 foot front yard setback variance from the 35 foot front 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 921 Mims Street, is zoned R-1/EO (One-Family Residential/ Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a 20 foot front yard setback variance appear to be met.

2. Petition of Lisa and  
Matt Hutton  
B-071221-00081-1  
200 Green Island Road

**Nature of Request**

The petitioner is requesting approval of a variance from the requirement that all accessory structures shall be located in rear yards only unless abutting a river or saltwater marsh pursuant to Section 3-6.1 of the Chatham County Zoning Ordinance and 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 garage apartment pending completion of construction of the primary residential structure. The subject property, located at 200 Green Island Road, is zoned R-1-B/EO One-Family Residential/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a variance appear not to be met and granting the requested waiver is left to the discretion of the Board of Appeals.

3. Petition of Tom Olson,  
For Bethel Missionary  
Baptist Church  
B-071231-00083-1  
5863 Ogeechee Road

**Nature of Request**

The petitioner is requesting approval of a five foot setback variance from the 20 foot setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct an addition to an existing church. The subject property, located at 5863 Ogeechee Road, is zoned P-B-C (Planned Community Business).

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

**II. Minutes**

1. Approval of CZBA Meeting Minutes – November 27, 2007

**III. Other Business**

**IV. Adjournment**