

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

May 27, 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:**

**II. Minutes**

1. Approval of CZBA Meeting Minutes – April 22, 2008

**II. CONSENT AGENDA**

**The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.**

**III. REGULAR AGENDA**

1. Petition of Hunter Chadwick  
B-080219-00038-1  
122 North Street

**Nature of Request**

The petitioner is requesting approval of a three (3) foot front yard setback variance from the 25 foot front yard setback requirement and a five (5) foot rear yard setback variance from the 25 rear yard requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct a single family residence. The subject property is located at 122 North Street and is within an R-1 (One Family Residential) zoning classification.

**Summary of Findings:** All of the conditions necessary for granting front and rear yard variances appear not to be met.

2. Petition of Gerry Cowart, For  
Dale and Angela Miles  
B-080415-00056-1  
17 Mad Turkey Crossing

**Nature of Request**

The petitioner, Gerry Cowart, For Dale & Angela Miles, is requesting approval of a 13 foot rear yard setback variance from the 25 foot requirement of Section 4-6.1 of the Chatham County Zoning Ordinance, in order to construct a covered deck onto an existing single family residence. The subject property is located at 17 Mad Turkey Crossing and is within a PUD/EO (Planned Unit Development – Environmental Overlay) zoning classification.

Next

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

3. Petition of John and Michelle Hoover  
B-080423-00058-1  
206 Noble View

**Nature of Request**

The petitioners are requesting approval of an 18 foot Marsh Buffer setback variance from the 25 requirement of Section 4-6.1 of the Chatham County Zoning Ordinance, in order to legalize an existing bulkhead for the purpose of bank stabilization. The subject property is located at 206 Noble View and is within a PUD-R (Planned Unit Development-Residential) zoning classification.

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

4. Petition of Read Brennan, For  
George Dausey  
B-080424-00059-1  
1950 Walthour Road

**Nature of Request**

The petitioner is requesting approval of a five (5) foot front yard setback variance from the 25 foot requirement of Section 4-6.1 of the Chatham County Zoning Ordinance, in order to construct a single family residence. The subject property, located at 1950 Walthour Road, is within an R-1-A/EO (One Family Residential – Environmental Overlay) zoning classification.

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

5. Petition of Keith Sapp Construction,  
For Prevatt Properties  
B-080424-00060-1  
559 Suncrest Boulevard

**Nature of Request**

The petitioner is requesting approval of an eight (8) foot height variance from the 36 foot maximum height allowed by Section 4-6.1 of the Chatham County Zoning Ordinance in conjunction with the construction of a new single family residence. The subject property, located at 559 Suncrest Boulevard, is within an R-1-C/EO (One-Family Residential/Environmental Overlay) zoning classification.

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

6. Petition of One-Stop Remodeling,  
For Georgine R. Scott  
B-080425-00061-1  
8 Middlemarsh Retreat

**Nature of Request**

The petitioner, One-Stop Remodeling, For Georgine R. Scott, is requesting approval of a 10 foot four (4) inch side yard setback variance from the 20 foot requirement and three (3) foot four (4) inch rear yard setback variance from the 25 foot requirement of Section 4-6.1 of the Chatham County Zoning Ordinance. The request is in conjunction with the expansion of an existing covered porch. The subject property is located at 8 Middle Marsh Retreat is within a PUD/EO (Planned Unit Development – Environmental Overlay) zoning classification.

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

**IV. Other Business**

**V. Adjournment**