

CHATHAM COUNTY ZONING BOARD OF APPEALS

**ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET**

September 23, 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 – August 26, 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 Brenda Marchbanks
B-080725-00091-1
108 Briarberry Bluff Drive

Nature of Request

The petitioner is requesting approval of a 18 foot – three (3) inch marsh buffer variance from the 50 foot marsh buffer requirement and a three (3) foot – three (3) inch riparian buffer variance from the 35 foot requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to install a pool. The subject property, located at 108 Briarberry Bluff Drive, is zoned R-1/EO (One-Family Residential/ Environmental Overlay).

2. Petition of Susan & Claude Su
B-080725-00090-1
44 moon River Drive

Nature of Request

The petitioners are requesting a rehearing of a previously denied petition pursuant to section 10.5.6 of the Chatham County Zoning Ordinance. The petitioners are requesting approval of a 25 foot marsh buffer variance from the 50 foot marsh buffer requirement and a 10 foot riparian buffer variance from the 35 foot requirement of Section 4-12 of the Chatham County Zoning Ordinance, in order to expand an existing deck and construct an addition onto an existing single-family residence. The subject property, located at 44 Moon River Drive, is zoned R-1/EO (One-Family Residential/ Environmental Overlay).

3. Petition of Robert McCorkle,
For Lisa Simons
B-080728-00093-1
103 Lyman Hall

Nature of Request

The petitioner is requesting approval of a 14 foot – six (6) inch marsh buffer variance from the 50 foot marsh buffer requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct a pool house. The subject property, located at 103 Lyman Hall, is zoned PUD/EO (Planned Unit Development/ Environmental Overlay).

4. Petition of Radford Timothy Daniel, For
H & K Enterprises
B-080804-00095-1
6703 Johnny Mercer

Nature of Request

The petitioner is requesting approval of a change to a non-conforming use pursuant to Section 8-4 of the Chatham County Zoning Ordinance. The subject property is located at 6703 Johnny Mercer Boulevard. The property is within the P-D-N/TC (Planned Development for Certain Nonconforming Uses/Town Center Overlay) zoning classification.

5. Petition of David Haynes, For
William Pfeifer
B-080822-00099-1
4 Parson Lane

Nature of Request

The petitioner is requesting approval of a five (5) foot – six (6) inch side yard setback variance from the 20 foot requirement of the Planned Unit Development, in order to construct an addition onto an existing single family residence. The subject property is located at 4 Parsons Lane. The property is within the PUD/EO (Planned Unit Development /Environmental Overlay) zoning classification.

6. Petition of Donald Culver
B-080822-00100-1
702 Whipoor Will Road

Nature of Request

The petitioner is requesting approval of an eight (8) foot – one (1) inch marsh buffer variance from the 50 foot requirement of Section 4-12 of the Chatham County Zoning Ordinance, in order to enclose an existing deck. The subject property is located at 702 Whipoorwill Road. The property is within the R-1/EO (One-Family Residential /Environmental Overlay) zoning classification.

7. Petition of Wilson Roberts, For
Joseph & Pamela Usher
B-080822-00101-1
14 Marsh Harbor Drive

Nature of Request

The petitioner is requesting approval of a six (6) foot height variance from the 36 foot maximum allowed pursuant to Section 4-12 of the Chatham County Zoning Ordinance, in conjunction with the construction of a new single family residence. The subject property is located at 14 Marsh Harbor Drive. The property is within the R-1-A/EO (One Family Residential /Environmental Overlay) zoning classification.

8. Petition of Ed Clarke, For
Sharon & Walter Bryant
B-080825-00102-1
11 Hardee Drive

Nature of Request

The petitioner is requesting approval of a nine (9) foot – eight (8) inch rear yard setback variance from the 50 foot requirement of the BurnsideView, Phase A subdivision plat, in conjunction with the construction of a new single family residence. The subject property is located at 11 Hardee Drive. The property is within the R-1/EO (One Family Residential/Environmental Overlay) zoning classification.

IV. Other Business

V. Adjournment