



C H A T H A M C O U N T Y
Z O N I N G B O A R D O F A P P E A L S

Arthur A. Mendonsa Hearing Room
112 East State Street, Savannah
November 24, 2009 10:30 a.m.

FINAL AGENDA

This Agenda and supporting material will be available after 5:00 p.m. on the Friday prior to the meeting date at <http://www.thempc.org/administrative/Archive/2009agenda.htm>

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

II. Petitions Ready for Hearing

III. Approval of Minutes

1. October 27, 2009 CZBA Meeting

Attachment: 091027 CZBA Minutes.pdf

CZBA Action: Ms. Hitch made the motion that the Chatham County Board of Appeals approves the October 27, 2009 Minutes as submitted. Mr. Day seconded the motion. The motion passed.

Board Action:

Approve the October 27, 2009 CZBA Meeting Minutes - PASS

Vote Results

Motion: Steven Day

Second: Lucy Hitch

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Nay

Coren Ross - Aye

IV. Item(s) Requested to be Removed from the Final 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.

V. Consent Agenda

VI. Regular Agenda

2. Petition of Shauna Kucera - 17 Raindance Court

Attachment: Staff report revised.pdf

Attachment: Aerial map.pdf

CZBA Action: Ms. Hitch made the motion that the Chatham County Zoning Board of Appeals approves the petition as submitted. Ms. Ross seconded the motion.

Board Discussion:

Mr. Cohen stated that he did not see any hardship surrounding the petition. There are many residents that come before the Board requesting intrusions into prohibited zones. He added that the Board needs to have good reason in order to grant the request not on the desire of the homeowner or the disagreement between neighbors. He suggested that the application be denied.

Voting on the motion were: Ms. Hitch, Ms. Ross, and Mr. Murphy. Voting against the motion were Mr. Cohen and Mr. Day. The motion passed.

Board Action:

Staff Recommends Approval - PASS

Vote Results

Motion: Lucy Hitch

Second: Terrence Murphy

Steven Day - Nay

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Coren Ross - Aye

3. Petition of Neil Dawson - 238D Andrews Road

Attachment: Staff report rv.pdf

Attachment: Tax Map.pdf
Attachment: Andrews road siteplan.pdf
Attachment: Andrews photo.pdf

Mr. Day recused himself.

Speaking on the petition: Mr. Neil Dawson, Agent, stated that the petition was withdrawn previously when it was realized that the neighbors had concerns. He stated that there would be only one request to the Board; a continuance for the existing side-yard setback.

Claire Andrews Bryant, 237 Andrews Road, stated that she is opposed to the petition. She voiced her concerns regarding the variouses granted that would encroach onto Andrews Road and concerns regarding the width and the size of the proposed house.

Ansley Williams, petitioner, stated that he is working with the neighbors in order to make this a win win for everyone. He has made changes to his plan at a substantial financial cost in consideration to his neighbors. He asked that the petition be approved as submitted.

CZBA Action: Mr. Cohen made the motion that the County Zoning Board of Appeals deny the petitioner's request. Mr. Murphy seconded the motion. The petition failed. Voting were: Mr. Cohen, Mr. Murphy, Ms. Ross, and Ms. Hitch. Mr. Day recused himself from the vote.

Board Action:

Staff Recommends Denial - PASS

Vote Results

Motion: Davis Cohen

Second: Terrence Murphy

Davis Cohen - Aye

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Coren Ross - Aye

4. Petition of Clyde Thompson - 108 Sunny Drive

Attachment: Staff Report.pdf
Attachment: Aerial Map.pdf
Attachment: Tax Map.pdf

Speaking on the petition: Clyde Thomson, agent for the petitioner, stated that the property owner has the first house to be developed in a new subdivision. The petitioner's request would not infringe on the surrounding property owners. He asked that the petition be approved.

Ziad Abdallah, property owner, stated that his family is happy with the blueprint of the house and he would like to move forward with the construction.

Mr. Day made the motion that the County Zoning Board of Appeals deny the petitioner's request. Ms. Ross seconded the motion. The motion carried. Voting were: Mr. Day, Mr. Murphy, Ms. Ross, and Ms. Hitch. Mr. Cohen voted against the motion.

Board Action:

Motion to deny petition - PASS

Vote Results

Motion: Steven Day

Second: Coren Ross

Davis Cohen - Aye

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Coren Ross - Aye

5. Petition of Stephen Lufburrow - 202-204 Noble View

Attachment: staff report.pdf

Attachment: South Harbor.pdf

Speaking on the petition: Mr. Stephen Lufburrow, petitioner, explained how he decided the size (60x100) of the particular envelopes. He stated that in his situation it would be virtually impossible to effectively market one of these particular lots. He added that if this Board determines what will fit on the lots due to the setback requirements, in his mind, it does create a hardship and an issue. He asked to continue the petition.

CZBA Action: Ms. Hitch made the motion that the County Zoning Board of Appeals continue the petition to the December 15, 2009 CZBA Meeting. Mr. Cohen seconded the motion. The motion passed unanimously.

Board Action:

Table Item - PASS

Vote Results

Motion: Lucy Hitch	
Second: Davis Cohen	
Davis Cohen	- Aye
Steven Day	- Aye
Brian K. Felder	- Aye
Lucy Hitch	- Aye
Terrence Murphy	- Aye
Coren Ross	- Aye

6. Petition of Joyce Young - 8 Laurel Oak Court

Attachment: 8 laurel oak staff report.pdf
Attachment: Aerial Map.pdf
Attachment: Tax Map.pdf
Attachment: 8 Laurel Oak Sketch.pdf

Speaking on the petition: Joyce Young petitioner, stated that she just wanted to build a sunroom on her home and needed a five foot variance. She loves the neighborhood and would like to remain there. She added that she does have a neighbor that is very contentious and opposes the addition but that there is no opposition from the other neighbors.

Mr. Cohen made the motion that the County Zoning Board of Appeal approve the petitioner's request with the condition that the variance be a 2 1/2 foot instead of a 5 foot variance. Mr. Day seconded the motion.

After discussion Mr. Young stated that she would continue not be willing to go forward with her petition if she amended her request to a 2 1/2 foot variance instead of a 5 foot variance.

Mr. Cohen withdrew his motion.

Ms. Hitch made the motion that the Chatham Zoning Board of Appeals continue the petitioner to the December 15, 2009 CZBA Meeting. Mr. Cohen seconded the motion. The motion passed. Voting were: Mr. Cohen, Mr. Murphy, Mr. Day, Ms. Hitch, and Ms. Ross.

Board Action:

Motion to continue item to the December 15, 2009 meeting. - PASS

Vote Results

Motion: Lucy Hitch

Second: Davis Cohen

Davis Cohen - Aye

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Coren Ross - Aye

7. Petition of Daniel Snyder - 6 Marsh Haven Lane

Attachment: Staff Report.pdf

Attachment: Maps_ AERIAL.pdf

Attachment: Maps_TAX 1.pdf

Attachment: marsh haven.pdf

CZBA Action: Mr. Day made the motion that the County Zoning Board of Appeals approve the petition for the steal post. Mr Cohen seconded the motion. The motion passed. Voting were: Mr. Day, Mr. Cohen, Mr. Murphy, Ms Ross and Ms. Hitch. request Speaking on the petition: Dan Snyder, agent, gave a brief presentation of his request for a variance in order to construct a swimming pool and a support column.

Mr. Day asked if he could make a second motion that would allow the petitioner to ask for a continuance, coming back with a design, that would show this pool rather than setting as a concrete box with footers around it on the ground come back as an elevated structure on pilings or something like that (leave that up to your discretion) so that we lessen the impact on the soil infiltration system underneath it or show some designs indicating the post development run-off is better than pre- development run-off.

Mr. Synder asked that the petition be continued to the December 15, 2009 CZBA Meeting.

CZBA Action: Mr. Day made the motion that the County Zoning Board of Appeals approve the petitioner's request to continue the petition to the December 15, 2009 CZBA Meeting. Mr. Murphy seconded the motion. The motion carried. Voting were: Mr. Cohen, Mr. Day, Mr. Murphy, Ms. Hitch, and Ms. Ross.

Board Action:

Approval of the request for the steel post column structure - PASS

Vote Results

Motion: Steven Day

Second: Davis Cohen

Davis Cohen - Aye

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Coren Ross - Aye

Board Action:

Request on the pool design continued to the December 15, 2009 meeting. - PASS

Vote Results

Motion: Steven Day

Second: Terrence Murphy

Davis Cohen - Aye

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Coren Ross - Aye

VII. Other Business

8. Election of Officers, Chairman and Vice Chairman - 2009-2010

Ms. Ross made the motion that the County Zoning Board of Appeals approve the slate of officers as follows: Chairman- Mr. Brian Felder, Vice Chairman- Ms. Lucy Hitch. Mr. Murphy seconded the motion. Voting were: Mr. Cohen, Mr. Day, Mr. Murphy, Ms. Ross, and Ms. Hitch.

Board Action:

Slate of Officers remain as: Chairman- Brian Felder 2009-2010, Vice Chairman- Lucy Hitch 2009-2010 - PASS

Vote Results

Motion: Coren Ross

Second: Davis Cohen

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Davis Cohen	- Aye
Steven Day	- Aye
Brian K. Felder	- Aye
Lucy Hitch	- Aye
Terrence Murphy	- Aye
Coren Ross	- Aye

VIII. Adjournment

County ZBA Chairman

Executive Director