



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
Meeting Minutes

January 26, 2010 Chatham County ZBA Meeting

Members Present: Brian Felder, Chairman
Lucy Hitch, Vice-Chairman
Anthony W. Noha
Coren Ross
Stephen Day
Terrance Murphy

Members Not Present Davis Cohen

Staff Present: Marcus Lotson, Assistant Secretary
Constance Morgan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bob Sebek, County Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Brian Felder called the January 26, 2010, Chatham County Zoning Board of Appeals Meeting to order at 9:07 A.M.

II. Notices, Proclamations and Acknowledgements

2. [Recognition of Davis Cohen on his retirement from the CZBA](#)

Due to Mr. Cohen's tardiness, this item was moved to Other Business.

III. Petitions Ready for Hearing

IV. Approval of Minutes

3. [Approval of the December 15, 2009 CZBA Minutes](#)

Attachment: [091215czbaminutes.pdf](#)

Board Action:

Approve meeting minutes - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Coren Ross

Davis Cohen - Not Present

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Not Present

Anthony Wayne Noha - Aye

Coren Ross - Aye

V. 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.

VI. Consent Agenda

4. [Request for Withdrawal](#)

The petitioner has requested that this item be withdrawn.

Board Action:

Motion to approve petitioner's request to withdraw petition. - PASS

Vote Results

Motion: Coren Ross

Second: Anthony Wayne Noha

Davis Cohen - Not Present

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy	- Not Present
Anthony Wayne Noha	- Aye
Coren Ross	- Aye

VII. Old Business

5. [6 Marsh Haven Lane Setback Variance Request](#)

Attachment: [Drainage conditions.pdf](#)
Attachment: [Aerial map Marsh Haven Ln.pdf](#)
Attachment: [Existing condition.pdf](#)
Attachment: [Proposed new construction.pdf](#)
Attachment: [Staff Report continued.pdf](#)

Present for the petition was Mr. Daniel Synder.

Mr. Marcus Lotson gave the following report:

Nature of the Request: The petitioner, Daniel Snyder, is requesting approval of a 37 foot 9 inch marsh buffer variance from the 50 foot requirement in order to construct a swimming pool. The subject property, located at 6 Marsh Haven Lane, is within a PUD/EO (Planned Unit Development / Environmental Overlay) zoning district. The proposed pool addition is a part of a home remodel currently underway.

Background: A separate marsh setback variance was granted for this project at the November 24th 2009 hearing for the purpose of accommodating a support structure for an upper story deck. The Board at that time continued the swimming pool portion of the request until such time that the petitioner could satisfy the Board's concerns regarding drainage as the impervious area would be increased by the installation of a pool.

Staff recommendation is for denial of the petition.

Speaking on the petition: Mr. Daniel Synder, agent for James and Amanda Hochman, distributed revised copies of the proposed plan to Board Members. He gave a brief presentation on the revisions and there was a period of questions and answers.

Board Action:

Approval of the petition as presented. - PASS

Vote Results

Motion: Steven Day

Second: Coren Ross

Davis Cohen - Not Present

Steven Day - Aye

Brian K. Felder	- Aye
Lucy Hitch	- Nay
Terrence Murphy	- Not Present
Anthony Wayne Noha	- Aye
Coren Ross	- Aye

VIII. Regular Agenda

IX. Other Business

6. [Recognition of Mr. Davis Cohen on his retirement from the CZBA](#)

On behalf of the County, MPC Staff, and the Chatham County Zoning Board of Appeals Members, Chairman Felder thanked Mr. Cohen for his 13 years of faithful service.

Mr. Cohen was not present for the meeting. Chairman Felder asked that staff send his letter of appreciation by mail.

X. Adjournment

7. [Submittal](#)

There being no further business to come before the Board, the January 26, 2010 Chatham County Zoning Board of Appeals adjourned at 9:37 A.M.

Respectfully submitted,

Marcus Lotson,
Assistant Secretary

/cm

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.

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