



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
February 22, 2011 9:00 a.m.
Minutes

February 22, 2011 Chatham County Zoning Board of Appeals Meeting

Members Present: Lucy Hitch, Chairman
Clifton Kennedy, Vice Chairman
Brian Felder

Members Not Present Coren Ross
Wayne Noha

Staff Present: Marcus Lotson, Assistant Secretary
Constance Morgan, Administrative Assistant

Advisory Staff Present: Bob Sebek, County Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Madam Chairwoman, Lucy Hitch, called the meeting to order at 9:15 A.M.

II. Notices, Proclamations and Acknowledgements

2. [March 22, 2011 CZBA Meeting at 9:00 A.M. in the Arthur A. Mendonsa Hearing Room, 112 East State Street.](#)

III. Petitions Ready for Hearing

IV. Approval of Minutes

3. [Approval of January 25, 2011 CZBA Meeting Minutes.](#)

Attachment: [January25.pdf](#)

Board Action:

Approval of the January 25, 2011 CZBA Meeting Minutes as submitted. - PASS

Vote Results

Motion: Brian K. Felder

Second: Clifton Kennedy

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Aye

Anthony Wayne Noha - Not Present

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

VII. Old Business

4. [Continuation of Rehearing for 19 Delegal Road](#)

Attachment: [Rehearing Staff Report cont.pdf](#)

Attachment: [19 Delegal Road Aerial.pdf](#)

Attachment: [19 Delegal Road Pictometry.pdf](#)

Present for the petition was: Mr. David Justini, Agent

Marcus Lotson gave a brief summary on the following:

This petition is a continuation of a previously granted rehearing. The petition was originally heard by the Chatham County Zoning Board of Appeals on October 26, 2010. At that time, the petitioner requested a 7 foot rear yard setback from the 25 foot requirement of section 4-6.1 of the Chatham County Zoning Ordinance in order to enclose a portion of an existing uncovered deck.

Speaking on the petition: David Justini presented board members with the changes to the proposed construction. He stated that the Landing Association has granted approval pending the board's decision. He added that there has been no objection from the neighboring residents.

Dr. William Graham, owner stated that he moved to Savannah due to his wife's illness. He stated that he did not know that the house was not in compliance when he purchased the property. He explained that initially the addition was peaceful and quite but they had not given much thought to the tree and bird droppings. He said that in order for he and his wife to enjoy lounging and dining on the porch he would need to enclose it. He asked that the petition be approved as submitted.

Mr. Kennedy stated that what is being dealt with is an encroachment that has existed for many years. The request to make improvements to part of it and to unimprove other parts seems perfectly reasonable and viable.

Board Action:

Motion to approve the petitioner's request. - PASS

Vote Results

Motion: Clifton Kennedy

Second: Lucy Hitch

Brian K. Felder - Nay

Lucy Hitch - Aye

Clifton Kennedy - Aye

Anthony Wayne Noha - Not Present

VIII. Regular Agenda

5. [5 Sundew Road](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Landings ARC letter.pdf](#)

Attachment: [Northern Aerial View.pdf](#)

Attachment: [Photos at grade.pdf](#)

Attachment: [Proposed Addition.pdf](#)

Attachment: [Proposed North Elevation.pdf](#)

Attachment: [Site Plan.pdf](#)

Present for the petition were: Shauna Kucera, Agent

Marcus Lotson gave the following summary;

The petitioner, Shauna Kucera, agent for Mr. and Mrs. Richard Dent, is requesting approval of a 5 foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance for the purpose of constructing an addition onto an existing single family residence at 5 Sundew Road within the Landings Subdivision. He added that the petitioner has also submitted five letters of support from the adjoining property owners. Staff recommends approval.

Speaking on the petition: Shauna Kucera stated that the original request was for a larger encroachment into the setback, but the Landings Association denied that request so the petitioner has made an adjustment to the minimal allowed encroachment which will give them a useable amount of space. There is no opposition from neighbors or any view impact. She asked that the petition be approved as submitted.

Board Action:

Staff recommends approval of a 5 foot rear yard setback variance based on that no significant impact should be caused by the proposed addition. - PASS

Vote Results

Motion: Brian K. Felder
Second: Clifton Kennedy
Brian K. Felder
Lucy Hitch
Clifton Kennedy
Anthony Wayne Noha

- Aye
- Aye
- Aye
- Not Present

IX. Other Business

6. Discussion on Plans to recruit Board Members

Mr. Brian Felder questioned staff if there had been any submittals of resumes for membership or appointments to the County Zoning Board of Appeals.

Mr. Lotson stated that staff has not been made aware of any submissions from the county at all.

Mr. Felder asked Ms. Kucera if she would be interested in serving.

Ms. Kucera stated that she has given thought to it and asked what would be involved.

Mr. Felder explained and asked her to submit her resume' to the county commission.

X. Adjournment

7. Submittal

There being no other business to come before the Board, Madam Chairwoman declared the meeting of the CZBA adjourned at 9:45 A.M.

Respectfully submitted,

Marcus Lotson,
Assistant Secretary

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.