



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 Mendonsa Hearing Room
112 East State Street, 9:00 A.M.
Minutes

July 24, 2012 Chatham County Zoning Board of Appeals Meeting

Members Present: Lucy Hitch, Chairman
Wayne Noha
James Overton
Brian Felder
James Blackburn
Quentin Marlin

Members Not Present: Coren Ross, Vice Chairman

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

Advisory Staff Present: Bob Sebek, County Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Lucy Hitch called the July 24, 2012 Chatham County Zoning Board of Appeals Meeting to order. She welcomed everyone and explained the Agenda for the benefit of those attending a Board of Appeals meeting for the first time.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the June 26, 2012 CZBA Meeting Minutes](#)

Attachment: [June26.pdf](#)

Board Action:

Approval of the June 26, 2012 Chatham County Zoning Board of Appeals Minutes as submitted. - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Brian K. Felder

James Blackburn - Not Present

Brian K. Felder - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - 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

VII. Old Business

3. [7400 Skidaway Road - Sign Height / Design Variance File B-120430-00023-1](#)

Attachment: [7400 Skidaway Maps.pdf](#)

Attachment: [7400 Skidaway Application.pdf](#)

Attachment: [Originally Proposed Sign.pdf](#)

Attachment: [Survey.pdf](#)

Attachment: [Staff Report July 24.pdf](#)

Present for the petition was: Mr. Robyn Quattlebaum

Marcus Lotson gave the following summary:

The petitioner had requested that this item be continued from the June 26, 2012 meeting. He was requesting approval of a twenty foot pole sign in the TC (Town Center) Overlay District which requires that all free standing signs be of an eight foot tall maximum and of a monument style. The petitioner has provided no new information to staff. Staff recommendation remains denial.

Speaking on the petition: Mr. Robyn Quattlebaum, argued that this would make a very attractive sign and described the proposed landscape, the designated parking area, and the height of the sign. He explained that the sign would only be sixteen feet instead of twenty feet and that there would be planter boxes at the base of the sign to give it the monumental design that is required.

Board Action:

Approval of an 8 foot height variance to allow sixteen foot maximum height with monument base
Petitioner requested 20 feet. Sign will be - PASS
relocated out of the R-O-W and onto the petitioner's property.

Vote Results

Motion: Anthony Wayne Noha
Second: Brian K. Felder
James Blackburn - Not Present
Brian K. Felder - Aye
Lucy Hitch - Aye
Quentin L. Marlin - Aye
Anthony Wayne Noha - Aye
James Overton - Nay

VIII. Regular Agenda

4. [103 Falligant Avenue - Side Yard Setback and Accesory Structure Square Footage Variance Request- Case B-120621-00029-1](#)

- Attachment: [Application and Narrative.pdf](#)
- Attachment: [MAPS.pdf](#)
- Attachment: [103 Falligant Plot Plan.pdf](#)
- Attachment: [103 Falligant Elevations.pdf](#)
- Attachment: [103 Falligant Photos.pdf](#)
- Attachment: [Staff Report 103 Falligant.pdf](#)

Present for the petition was:

Marcus Lotson gave the following summary:

The petitioner, Donihue Waters is seeking; 1) a 2 1/2 foot side yard setback variance request from the 10 foot requirement of the Chatham County Zoning Ordinance and; 2) a 740 square foot variance from 900 square foot maximum allowed for accessory structures. He present pictures depicting the proposed structure on the existing property. Staff recommends approval.

Speaking on the petition: Mr. Donihue Waters, petitioner explained the need for the 2.5 foot side yard setback variance.

Mr. Noha stated that he did not see a need for the 2.5 foot side yard setback variance and that the petitioner did not express a hardship. There was a period for discussion.

Board Action:

Approval of the petitioner's request - PASS

Vote Results

Motion: James Blackburn

Second: Quentin L. Marlin

James Blackburn - Aye

Brian K. Felder - Nay

Lucy Hitch - Nay

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

5. 150 Fairwind Road - Marsh Buffer Setback Variance - Case B-120622-00030-1

Attachment: [MAPS.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report 150 Fairwind.pdf](#)

Attachment: [Application and Sketch Plan.pdf](#)

Present for the petition: Harold Yellin

Marcus Lotson gave the following summary;

The petitioner, of 150 Fairwind Road, is requesting approval of a 10 foot marsh buffer setback variance from the 35 foot requirement of the Chatham County Zoning Ordinance to accommodate the installation of an in ground swimming pool. He presented a sketch of the in ground pool and a photograph of the property and its adjacency to the river showing that the petitioner has begun land disturbing activities without receiving the proper authorization through Building Safety and Regulatory Services. Staff finding is that the petitioner has adequate space on the property to locate a swimming pool and found in the past that the location of a swimming pool in terms of an encroachment into the marsh buffer setback does not represent a hardship in any way. There has not been any response from the surrounding property owners regarding this petition. Staff recommends denial of the encroachment into the 35 foot setback.

Speaking on the petition: Harold Yellin, agent for the petitioner began with an apology and stated that the owner was under the assumption that the builder had obtained a permit--- the builder however had assumed that the owner had obtained it. Once it was discovered that there was no permit the work stopped immediately.

Board Action:

Approval of the petitioner's request: Board approved 10 foot marsh buffer setback variance

from 35 foot requirement for swimming pool on a finding that stub outs for pool utilities were built at the time of home construction and preceded change to marsh buffer requirement - PASS

Vote Results

Motion: Quentin L. Marlin

Second: Anthony Wayne Noha

James Blackburn - Aye

Brian K. Felder - Aye

Lucy Hitch - Nay

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

IX. Other Business

X. Adjournment

6. [Adjournment of the July 24, 2012 SZBA Meeting](#)

There being no other business to come before the Board, Chairman Lucy Hitch declared the July 24, 2012 Chatham County Board of Appeals meeting adjourned.

Respectfully submitted,

Marcus Lotson, 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.