



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
March 25, 2014 9:00 A.M.
Minutes

March 25, 2014 Chatham County Zoning Board of Appeals

Members Present: Quentin Marlin, Chairman
James Overton, Vice Chairman
Wayne Noha
James Blackburn Jr.
Coren Ross
Lucy Hitch

Members Not Present:

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

Advisory Staff Present: Robert Sebek, Chatham County Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Marlin called the March 25, 2014 CZBA Meeting to order at 9:00A.M. He explained the agenda for the benefit of those attending a meeting for the first time.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the February 25, 2014 CZBA Meeting Minutes](#)

Attachment: [February 25th.pdf](#)

Board Action:

Approval of the minutes as submitted - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Not Present

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

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

3. [2225 Norwood Avenue - B-140303-00024-1 Request for Use Approval](#)

Board Action:

Approval of the petitioner's request to withdraw the petition. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

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. [1 Adams Point - B-140122-00005-1 - Variance to Section 3-3 of the Zoning Ordinance](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Site Layout.pdf](#)

Attachment: [One Adams Point Aerial.pdf](#)

Attachment: [Tax Map.pdf](#)

Present for the petition

Mr. Marcus Lotson gave the following summary;

This item was continued from the February 25th meeting as the petitioner was not present to answer questions from the Board. The petitioner is seeking a variance to section 3-3 of the Zoning Ordinance in order to establish a second electrical meter on a single residential lot. In 2013, the petitioner received two variances, a 152 square foot variance to the 900 square foot maximum allowed for accessory structures, and a one half story height variance to the one story maximum allowed for accessory structures in front yards, for the purpose of constructing a detached accessory structure on the subject property. He presented pictures that outlined the property and the accessory structure. The petitioner is requesting approval of a second meter to function at this property. He has indicated that the distance from the current meter to the house is problematic. He is available today to answer any questions. Staff recommends **denial** of the variance to allow a second electrical meter on a residential lot for 1 Adams Point.

Speaking on the petition: John Kern, agent explained that the real issue was the cost. He stated that the difference was about \$12,000 dollars and that is why he has requested a variance. He gave the actual distance in footage and stated that the garage would be climate controlled.

Board Action:

Approval of the petitioner's request of a variance to section 3-3 of the Zoning Ordinance in order to establish a second electrical meter on a single residential lot. - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

VIII. Regular Agenda

5. [4 Doe Tail Court - B-140204-00011-1 - Rear Yard Setback Variance Request](#)

Attachment: [Tax Map.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Doe Tail Aerial.pdf](#)

Present for the petition was: John Lammons, Agent

Marcus Lotson gave the following summary;

The petitioner is requesting approval of a 15 foot rear yard setback variance from the 25 foot setback in conjunction with the proposed addition of a sunroom to an existing single family residence. The first six lots on Doe Tail Court average 80 feet in depth. The remaining lots average approximately 115 feet in depth. There are 25 lots on Doe Tail Court, each of which is developed with a single family residence. The petitioner intends to construct a 12x12 sunroom addition and concrete patio on the rear of the residence. Although the subject property achieves less depth than most of the properties in the subdivision, it is similar in size to abutting properties. The request does not appear to meet the standards necessary for the granting of a variance. Staff recommends **denial** of the petitioner's request.

Speaking on the petition: John Lammons, agent stated that the reason for the variance request is that the house is approximately on the setback line. He added that the new construction is designed to look like the original parts of the house. The patio will only have windows and electricity.

Mr. Blackburn questioned if there were any other additions like this one in the neighborhood.

Mr. Lammons responded that from the petitioner's property he did not see any but, there were a lot of privacy fences in the neighborhood so he could not see far at all.

Mr. Noha stated that the Board reviewed a petition like this one directly across the street (One Doe Tail) where the garage was enclosed.

Board Action:

Approval of the petitioner's request of a 15 foot rear yard setback variance from the 25 foot requirement. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Nay

Anthony Wayne Noha - Aye

James Overton - Nay

Coren Ross - Aye

6. [2 & 3 Hampton Place - B-140219-00020-1 - Height Variance](#)

- Attachment: [Adjacent Properties.pdf](#)
- Attachment: [Proposed Residence.pdf](#)
- Attachment: [Hampton Place Aerial.pdf](#)
- Attachment: [Staff Report.pdf](#)

Present for the petition was: Phillip McCorkle, Agent

Marcus Lotson gave the following summary;

The petitioner is requesting a 3 foot 10 inch height variance to construct a new single family residence within the Midpoint neighborhood at the Landings. The petitioner has purchased two lots and is in the process of recombining the lots. The proposed residence is similar in square footage and height to adjacent properties. Due to lot size and mature trees which create a visual buffer, the proposed additional height is unlikely to negatively impact adjacent properties. Staff recommends **approval**.

Speaking on the petition: Attorney Phillip McCorkle, agent stated that approval was given by the Architectural Review Board and that the Landings PUD was changed for the height on the houses in the Midpoint area only to 40 feet because of the type of structures, but the PUD was not changed officially for Chatham County. This is why there is still the requirement to come before the Board of Appeal to request a variance. He thanked staff for their recommendation of approval.

Board Action:

Approval of the 3 foot 10 inch height variance for
2 & 3 Hampton Place. - PASS

Vote Results

Motion: Lucy Hitch
Second: Coren Ross
James Blackburn Jr. - Aye
Lucy Hitch - Aye
Quentin L. Marlin - Aye
Anthony Wayne Noha - Aye
James Overton - Aye
Coren Ross - Aye

IX. Other Business

7. [Board Discussion](#)

Chairman Marlin informed Board members that a lawsuit has been filed against the Board regarding the Jeff Harris matter. He stated that he has contacted the County but has not yet received a response. He reminded Board members on the specifics of the case.

Mr. Blackburn stated that if the Board is being sued its members should be informed. He instructed staff to invite the County Attorney to the next scheduled CZBA meeting to give Board members a briefing and he also asked that staff provide a copy of all pleadings and any other information concerning the lawsuit and where it stands.

Mr. Noha questioned staff on the elevation requirements as it relates to the flood plain and the new flood maps.

Mr. Lotson stated that there has been conversations with County Engineering regarding this; and asked if he was referring to how this would impact any changes with development standards.

Mr. Blackburn added that the Board should ask the MPC to examine the height requirements in lite of the new flood insurance requirements and the new flood maps.

Mr. Sebek added that Mr. Michael Blakely, County Engineering would be a great source for information on this matter and should be invited to the next scheduled meeting. He added that Mr. Blakely is pretty up to date on this information and that it changes very often; almost daily.

Mr. Noha agreed that Mr. Blakely would be a good source for information but he would rather staff investigate this and then have the Commissioners vote on it.

X. Adjournment

8. [Adjournment of the March 25, 2014 CZBA Meeting](#)

There being no other business to come before the board, Chairman Marlin declared the March 25, 2014 CZBA Meeting adjourned.

Respectfully submitted,

Marcus Lotson, Secretary

Note: Minutes are not official until signed.

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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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