



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
110 E. State Street 9:00 AM
MINUTES

March 24, 2015 Chatham County Zoning Board of Appeals Meeting

Members Present: Quentin Marlin, Chairman
James Blackburn Jr.
Lucy Hitch
Wayne Noha

Members Not Present: Coren Ross
James Overton, Vice Chairman

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

Advisory Staff Present: Robert Sebek, Chatham County Zoning Administrator
Jeff Kirkland, County Environmental Program Coordinator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Marlin called the March 24, 2015 CZBA meeting to order at 9:07 A.M.

Board Action:

Vote Results

Motion:
Second:

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the February 24, 2015 CZBA Meeting](#)

Attachment: [February24.pdf](#)

Board Action:

Approval of the February 24, 2015 CZBA Meeting - PASS
Minutes.

Vote Results

Motion: Anthony Wayne Noha

Second: Lucy Hitch

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - 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. [3 Brandle Way - Request for Rehearing](#)

Attachment: [Staff Report 032415.pdf](#)

Attachment: [Revised Sketch.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Letter from BSRS to applicant.pdf](#)

Attachment: [Tax Map.pdf](#)

Mr. Noah's motion to approve the petitioner's request for a front yard setback variance was due to the uniqueness of the subject property; 1) the fact the it abutted the rear yard of the adjacent property and; 2) an undevelopable lot on the other side.

Board Action:

Approval of the petitioner's revised encroachment
request 13 foot front yard setback variance with the - PASS

condition that the garage is attached to the house.

Vote Results

Motion: Anthony Wayne Noha

Second: Lucy Hitch

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

VIII. Regular Agenda

4. [217 Grimball Point Road - Rear Yard Setback Variance Request - File B-150218-00016](#)

Attachment: [Sketch.pdf](#)

Attachment: [Tax Map.pdf](#)

Attachment: [Aerial Image.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Elevation.pdf](#)

Board Action:

Approval of a 6 foot rear yard setback variance from the 25 foot requirement. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Lucy Hitch

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

5. [37 Gray Heron Retreat - Marsh Buffer Setback Variance Request - B-150227-00019-1](#)

Attachment: [Survey.pdf](#)

Attachment: [Tax Map.pdf](#)

Attachment: [Aerial Image.pdf](#)

Attachment: [Staff Report.pdf](#)

Board Action:

Approval of an 8 foot marsh buffer setback variance from the 35 foot requirement. - PASS

Vote Results

| | |
|----------------------------|-------|
| Motion: Lucy Hitch | |
| Second: Anthony Wayne Noha | |
| James Blackburn Jr. | - Nay |
| Lucy Hitch | - Aye |
| Quentin L. Marlin | - Aye |
| Anthony Wayne Noha | - Aye |

IX. Other Business

X. Adjournment

6. [Adjournment of the March 24, 2015 CZBA Meeting](#)

There being no other business to come before the board; Chairman Marlin declared the March 24, 2015 CZBA meeting adjourned.

Respectfully submitted,

Marcus Lotson, CZBA Secretary

Note: Minutes are not official until signed.

/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.