



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

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**May 24, 2016 Chatham County Zoning Board of Appeals**

**Members Present:** James Overton, Vice Chairman  
James Blackburn Jr.  
James Coursey  
Lucy Hitch  
Coren Ross  
Chip Kreps

**Staff Present:** Marcus Lotson, Secretary  
James Small, Administrative Assistant

**Advisory Staff Present:** Robert Sebek, Chatham County Zoning Administrator

**I. Call to Order and Welcome**

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

1. [April 26, 2016 Minutes](#)

Attachment: [April 26, 2016 Minutes.pdf](#)

**Board Action:**

Approve Minutes - PASS

**Vote Results**

Motion: Lucy Hitch

Second: Chip Kreps

James Blackburn Jr. - Not Present

James Coursey - Aye

Lucy Hitch - Aye

Chip Kreps	- Aye
Quentin L. Marlin	- Not Present
James Overton	- 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**

**VII. Old Business**

**VIII. Regular Agenda**

2. [2117 Ridgewood Avenue - B-160325-00032-1 - Front Yard Setback Variance Request](#)

Attachment: [2117 Ridgewood Aerial.pdf](#)

Attachment: [Tax Map.pdf](#)

Attachment: [Staff Report.pdf](#)

The petitioner Bart Redmond spoke in favor of the variance.

There were no comments from the public.

**Board Action:**

Staff recommends **approval** of the 12 1/2 foot front yard setback variance for 21117 Ridgewood Avenue based on the irregular lot depth and the impact on buildable area created by the required setbacks. The board finds the relief would not impair the intent of the zoning ordinance. - PASS

**Vote Results**

Motion: Coren Ross  
 Second: Chip Kreps  
 James Blackburn Jr. - Not Present  
 James Coursey - Aye  
 Lucy Hitch - Aye  
 Chip Kreps - Aye  
 Quentin L. Marlin - Not Present  
 James Overton - Aye  
 Coren Ross - Aye

3. [152 Oatland Island Road - B-160422-00042-1 - Side Yard Setback Variance Request](#)

- Attachment: [Site Plan.pdf](#)
- Attachment: [Aerial View.pdf](#)
- Attachment: [Aerial View - West.pdf](#)
- Attachment: [Tax Map.pdf](#)
- Attachment: [Staff Report.pdf](#)

The petitioner Jay Maupin spoke in favor of the variance.

There were no comments from the public.

**Board Action:**

Staff recommends **approval** of the 3 1/2 foot side yard setback variance for 152 Oatland Island Road based on the unique circumstances of the irregularly shaped lot and the impact of the wetlands on the buildable area of the lot. The board finds that relief would not impair the intent of the zoning ordinance. - PASS

**Vote Results**

Motion: Lucy Hitch  
Second: Coren Ross  
James Blackburn Jr. - Aye  
James Coursey - Aye  
Lucy Hitch - Aye  
Chip Kreps - Aye  
Quentin L. Marlin - Not Present  
James Overton - Aye  
Coren Ross - Aye

4. [547 Oemler Loop - B-160422-00093-1 - Rear Yard Setback Variance Request](#)

- Attachment: [547 OEMLER LOOP - EXHIBITS.pdf](#)
- Attachment: [Tax Map.pdf](#)
- Attachment: [Rear Yard Aerial.pdf](#)
- Attachment: [Ortho Image.pdf](#)
- Attachment: [Aerial Image.pdf](#)
- Attachment: [Staff Report.pdf](#)

The petitioner Natalie Aiken spoke in favor of a continuance.

There were no comments from the public.

**Board Action:**

**Continue** the public hearing for the 11 foot rear yard setback variance for 547 Oemler Loop. - PASS

**Vote Results**

Motion: Chip Kreps

Second: James Blackburn Jr.

James Overton - Aye

Coren Ross - Aye

James Blackburn Jr. - Aye

James Coursey - Aye

Lucy Hitch - Aye

Chip Kreps - Aye

Quentin L. Marlin - Not Present

**IX. Other Business**

5. [Meeting Minutes Considerations](#)

**X. Adjournment**

*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.*