



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
July 25, 2017 - 9:00AM
MINUTES

July 25, 2017 Chatham County Zoning Board of Appeals

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony.

All proceedings of the Chatham County Zoning Board of Appeals are recorded. Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

[1. June 27, 2017 Meeting Minutes](#)

[June 27, 2017 Meeting Minutes.pdf](#)

The minutes were issued to the Board from the June 27th meeting. Lucy Hitch made a motion to approve and James Overton seconded the motion.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: James Overton

Second: Lucy Hitch

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Not Present
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. D1 - 26 Delegal Road - B-170620-00072 - 1 - Rear Yard Setback Variance](#)

☞ [Tax Map.pdf](#)

☞ [Staff Report.pdf](#)

☞ [Proposed Deck.pdf](#)

Marcus Lotson presented the staff report to the Board. The subject property is located in The Landings subdivision. The proposed encroachment involved the expansion of an existing uncovered deck. Only a portion of the deck is within the setback. The Landings Association requires that the Landings Architectural Review Committee approve all proposed designs and encroachment. There are no extraordinary or exceptional conditions pertaining to this piece of property related to its size, shape, or topography. However, its' adjacency to common area minimizes any potential visual impacts for adjoining properties. The petitioners, Gayle and Carl Ridgway, spoke in favor of their petition. James Blackburn Jr. made a motion to approve the petitioner's request and it was seconded by Chip Kreps.

Motion

Staff recommends approval of a two foot rear yard setback variance from the twenty foot setback requirement for 26 Delegal Road.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Chip Kreps

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye

[3. D2 - 2809 Aimar Avenue - B-170629-00073-1 - Front Yard Setback Variance](#)

☞ [Tax Map.pdf](#)

☞ [Sketch.pdf](#)

☞ [2014- Google Maps.pdf](#)

☞ [Aerial View.pdf](#)

☞ [Photo 1.pdf](#)

☞ [Photo 2.pdf](#)

☞ [Ortho View.pdf](#)

☞ [Staff Report.pdf](#)

Marcus Lotson presented the staff report to the Board. He explained that this property is located in the Bonna Bella Point subdivision. The property is currently developed with a single family residence, a detached garage,

and a dock house. The petitioner's intent was to construct an additional detached accessory structure in the southwest corner of the property. The petitioner, Kevin Locovozzi, spoke in favor of his petition. He also presented to the Board a petition of neighbor's signatures that were in support of the setback variance. Upon motion made by Coren Ross and seconded by James Blackburn Jr., the setback variance was approved with the condition that the petitioner, or staff, must record a document on the Chatham County deed records. Any owners must seek approval for surround structure from Staff. The conditions are peculiar to this particular piece of property.

Motion

Board recommends approval of the petitioner's request for the requested variance with the condition of language suggested by James Coursey and requiring the petitioner, or staff, to record a document on the Chatham County deed records. Any owners must seek approval for surround structure from Staff. The conditions are peculiar to this particular piece of property.

Vote Results (Approved)

Motion: Coren Ross

Second: James Blackburn, Jr.

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye

IX. Other Business

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.