



## Chatham County Zoning Board of Appeals

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Arthur A. Mendonsa Hearing Room  
June 27, 2017 - 9:00AM  
MINUTES

### June 27, 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.

#### Board Members Present

Quentin Marlin, Chairman  
James Coursey  
Lucy Hitch  
Chip Kreps  
James Blackburn, Jr.

#### Board Members Not Present

James Overton, Vice Chairman  
Coren Ross

#### I. Call to Order and Welcome

#### II. Notices, Proclamations and Acknowledgements

#### III. Petitions Ready for Hearing

#### IV. Approval of Minutes

##### [1. Approval of May 23, 2017 Meeting Minutes](#)

📎 [May 23, 2017 Meeting Minutes.pdf](#)

James Blackburn Jr. commented that the minutes were not adequate. Lucy Hitch explained to him that Robert's Rules did not require verbatim minutes. Mr. Blackburn explained that he and Tom had an agreement.

#### Motion

Approve minutes as written.

#### Vote Results ( Approved )

Motion: Chip Kreps

Second: Lucy Hitch

Chip Kreps

- Aye

James Blackburn, Jr.	- Nay
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

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

**VI. Consent Agenda**

**VII. Old Business**

**VIII. Regular Agenda**

[2. D1 - 26 Twelve Oaks Drive - B-170526-00067-1 - Side Yard Setback Variance](#)

- ☞ [Tax Map.pdf](#)
- ☞ [Sketch Plan and Photos.pdf](#)
- ☞ [Ortho Image.pdf](#)
- ☞ [Staff report.pdf](#)

Thomas Trawick presented the case to the Board. He stated that petitioner’s intent is to construct a 488 square foot addition forward of the existing attached garage. The area of encroachment is along the eastern side yard setback line. As currently designed, the structure would encroach by 7 inches into the required setback. The proposed addition would not encroach into the required front yard setback. The petitioner, Natalie Aiken, spoke in favor of her petition.

**Motion**

Board recommends approval of the 1 foot side yard setback variance request for 26 Twelve Oaks Drive.

**Vote Results ( Approved )**

Motion: James Blackburn, Jr.

Second: Chip Kreps

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

[3. D2 - 150 San Marco Drive - B-170526-00065-1 - Side Yard Setback Variance](#)

- ☞ [Tax Map.pdf](#)
- ☞ [Plat.pdf](#)
- ☞ [Photos.pdf](#)
- ☞ [Floor Plans.pdf](#)
- ☞ [Aerial Image.pdf](#)
- ☞ [Aerial Image.pdf](#)
- ☞ [Floor Plans.pdf](#)

[☞ Staff Report.pdf](#)

Thomas Trawick presented the case to the Board. He stated that the proposed addition, as designed, extends the structure in a southerly direction by approximately 25 feet leaving 5 feet of the required 10 feet between the structure and the property line. The lots adjacent to the subject property are similar in size to the petitioner's lot. There is fairly substantial separation between structures due to the lot sizes typically exceeding 15,000 square feet. He also explained to the board that it is unlikely that a variance in this case would cause substantial detriment or impair the intent of the Zoning Ordinance. The petitioner, Josh Bull spoke in favor of the petition.

#### **Motion**

Staff recommends approval of the 5 foot side yard setback variance request from the 10 foot requirement for 150 San Marco Drive.

#### **Vote Results ( Approved )**

Motion: James Blackburn, Jr.

Second: James Coursey

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

#### 4. D3 - 3 Clearwater Lane - B-170503-00058-1 - Front Yard Setback Variance

[☞ Tax Map.pdf](#)

[☞ Original site plan with const. plans.pdf](#)

[☞ Aerial Image.pdf](#)

[☞ Carport plans.pdf](#)

[☞ Sketch Plan.pdf](#)

[☞ Street View.jpg](#)

[☞ Staff Report.pdf](#)

Thomas Trawick presented the case to the Board. He stated that the petitioner's intent is to construct an addition on the front of the residence immediately in front of the existing 20 x 10 garage and the petitioner intends to build a 10 x 24 carport over the existing driveway. As currently designed, the carport structure encroaches 20 feet into the required 25 foot front yard setback. There was board discussion about whether or not the request should be granted. The Board did not think it was feasible to grant the request because it did not conform to the pattern of the neighborhood. The petitioner, Christopher Bridges, spoke in favor of his petition. He stated that he also had a petition going from his neighbors in support. Christopher Bridges informed staff and the Board that this carport was needed because of all of the cars that were currently at his home and also for coverage when it rains. Staff displayed pictures of the petitioner's property and it was noted that cars were parked on his front lawn and no other residents in the neighborhood parked their cars as such. Ultimately the request was denied.

#### **Motion**

Staff recommends denial of the 20 foot front yard setback variance request based on the preceding findings, including the fact that no hardship or other special circumstance has been demonstrated.

#### **Vote Results ( Approved )**

Motion: Chip Kreps

Second: Lucy Hitch

Chip Kreps - Aye

James Blackburn, Jr. - Aye

James Coursey - Nay

Quentin Marlin - Aye

Lucy Hitch - 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.***