



## Chatham County Zoning Board of Appeals

Virtual Meeting  
September 22, 2020 - 9:00 A.M.  
Minutes

### September 22, 2020 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" in the meeting room on the podium. 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. Approval of August 25, 2020 Meeting Minutes](#)

[August 25, 2020 Meeting Minutes.pdf](#)

The minutes were approved with the corrections stated.

#### **Motion**

Approval of the minutes with the correction to Mr. Marcus Lotson's name on Item # 2.

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

Motion: Robert Vinyard

Second: Coren Ross

James Coursey - Aye

Quentin Marlin - Aye

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

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

#### VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 1 Pineside Lane | Variance | ZBA-0820-000059](#)

[Application.pdf](#)

[Map - 1 Pineside Lane.pdf](#)

[Ortho Image.pdf](#)

[Photo 1.pdf](#)

[Photo 2.pdf](#)

[Staff Report.pdf](#)

[Proposed Porch.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting a six-foot variance from the thirty-foot required rear yard setback for the construction of a covered porch to replace an existing pergola.

The property is a corner lot at the southwest corner of the intersection of Pineside Lane and Tarrow Ridge Road in The Landings subdivision. The property abuts common area to the rear in the form of a golf course fairway. The subject property also contains a substantial vegetative buffer of mature canopy trees. The proposed encroachment involves the addition of a screened room over an existing slab at the rear of the property. The required rear yard setback is 30 feet and the petitioner's request is to extend the proposed porch a maximum of six feet beyond the required setback line. The total footprint of the proposed porch is 276 square feet. Per a letter dated August 6, 2020 which is attached to this petition, The Landings Architectural Review Committee has approved the proposed encroachment. Although not related specifically to the requirements mandated by the Chatham County Zoning Ordinance to obtain a building permit, that approval is required by the neighborhood covenants and guidelines. In review of the site and of the proposed encroachment, it does not appear that any neighboring properties or common areas will be impacted by the requested rear yard setback encroachment. Based on the site lines from adjoining properties and the vegetation, the requested variance, if approved, is unlikely to be a detriment to the area.

**The petitioner was not present.**

**No Public Comments**

**Motion**

Approval of a six-foot rear yard setback variance from the thirty-foot setback requirement for 1 Pineside Lane.

**Vote Results ( Approved )**

Motion: Coren Ross

Second: Robert Vinyard

James Coursey - Aye

Quentin Marlin - Aye

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

[3. 15 Hobcaw Lane | Variance | ZBA-0820-000060](#)

[Application.pdf](#)

[Map - 15 Hobcaw Lane.pdf](#)

[ortho image.pdf](#)

[Staff Report.pdf](#)

[Proposed Porch.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting a two-foot variance from the ten-foot required rear yard setback for the construction of a screened porch over an existing uncovered deck.

The property is a cul-de-sac lot along Hobcaw Lane in The Landings subdivision. The property abuts a golf course cart path and fairway on the rear which is common area. The proposed encroachment involves the addition of a screened porch over an existing uncovered deck at the rear of the property. The required rear yard setback is 10 feet and the petitioner's request is to extend the proposed porch a maximum of two feet beyond the required setback line. The total footprint of the proposed porch is approximately 280 square feet. Per a letter dated March 16, 2020 which is attached to this petition, The Landings Architectural Review Committee has approved the proposed encroachment. Although not related specifically to the requirements mandated by the Chatham County Zoning Ordinance to obtain a building permit, that approval is required by the neighborhood covenants and guidelines. In review of the site and of the proposed encroachment, it does not appear that any neighboring properties or common areas will be impacted by the requested rear yard setback encroachment. Based on the site lines from adjoining properties, the requested variance, if approved, is unlikely to be a detriment to the area.

**Mr. Clark Gordon, agent for the petitioner**, stated that the existing deck already encroaches across the rear yard setback. We are proposing to take out that part of the foundation and push it back within the setback, then cantilever the deck over the setback line. We are not expanding the footprint. It will be rebuilt to the same footprint.

#### No Public Comments

#### Motion

Approval of a two-foot rear yard setback variance from the ten-foot setback requirement for 15 Hobcaw Lane.

#### Vote Results ( Approved )

Motion: Robert Vinyard

Second: Jeff Notrica

James Coursey - Aye

Quentin Marlin - Aye

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

#### IX. Other Business

##### [4. Nominations for Vice-Chairman](#)

Ms. Coren Ross nominated Mr. Robert Vinyard for Vice-Chairman.  
Mr. Quentin Marlin seconded the nomination.

#### 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.*