

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

JUNE 28, 2005

9:00 A.M.

FINAL AGENDA

**This Agenda can be accessed on the Internet at <http://www.thempc.org>**

**I. Petitions Ready For Hearing:**

1. Continued Petition of John H. Howkins, Jr.  
B-05-33315-1  
1917 Stone Street

**Nature of Request**

The petitioner is requesting a marsh setback variance of 35 feet and a riparian buffer setback variance of 20 feet pursuant to the requirements of Section 4-12(f) of the Chatham County Zoning Ordinance in order to construct a swimming pool at an existing single family residence within an R-1-A, E-O (One Family Residential, Environmental Overlay) district.

**Summary of Findings:** All of the conditions necessary for granting a marsh setback variance of 35 feet and a riparian buffer setback variance of 20 feet appear not to be met.

2. Continued Petition of Lynda S. & Gilbert H. Werntz, Jr.  
B-05-57646-1  
425 Suncrest Blvd.

**Nature of Request**

The petitioner is requesting approval of 25 foot lot width variance from the 100 foot lot width requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to subdivide an existing lot at 425 Suncrest Boulevard within an R-1-C (One-Family Residential) zoning district.

**Summary Of Findings:** All of the conditions required for granting a 25 foot lot width variance appear not to be met.

3. Petition of Louis J. Valoze  
B-05-32887-1  
4 Shad Court

**Nature of Request**

The petitioner is requesting approval of a 15 foot marsh buffer setback variance to the 25 foot marsh buffer setback requirement of Section 4-12 of the Chatham County Zoning Ordinance. The subject property is located at 4 Shad Court. The property is zoned R-1 (One-Family Residential).

**Summary Of Findings:** All of the conditions necessary for granting a 15 foot marsh buffer setback variance appear to be met.

4. Petition of Lamar Kearson  
B-05-33026-1  
11 Ardsley Court

**Nature of Request**

The petitioner is requesting approval of a three foot front yard setback variance to the 12 foot front yard setback requirement and a five foot rear yard setback variance to the 15 foot rear yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance. The subject property is located at 11 Ardsley Court. The property is zoned PUD-R (Planned Unit Development-Residential).

**Summary Of Findings:** All of the conditions required for granting a three foot front yard setback variance and a five foot rear yard setback variance appear not to be met.

5. Petition of Mark Curry, Agent for  
Mark S. Kamaleson, M.D.  
B-05-33253-1  
816 Wilmington Island Road

**Nature of Request**

The petitioner is requesting approval of a 25 foot height waiver to the maximum building height of 36 feet allowed in Section 4-6.1 of the Chatham County Zoning Ordinance. The subject property is located at 816 Wilmington Island Road. The property is zoned R-1-A (One-Family Residential).

**Summary Of Findings:** All of the conditions necessary for granting a 25 foot height variance appear not to be met.

**II. Minutes**

1. Approval of CZBA Minutes – April 26, 2005
2. Approval of CZBA Minutes – May 24, 2005

**III. Other Business**

**IV. Adjournment**