

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

SEPTEMBER 26, 2006

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 Don Cogdell, Jr., Agent for  
Isle of Hope United Methodist Church  
B-060127-54021-1  
7721 Central Avenue & 310 Parkersburg Road  
**Request for 12 months Extension**

**Summary of Findings:** Based upon the approval previously given, staff recommends that the extension be granted.

2. Continued Petition of Michael W. Sharpe  
B-060727-49847-1  
7203 A & B Johnny Mercer Blvd.

**Nature of Request**

The petitioner is requesting approval of a 30 foot lot width variance from the 80 foot lot width required, and a 7,500 square foot lot area variance from the 15,000 square foot lot area required by Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct a two-family residence. The subject property, located at 7203 A & B Johnny Mercer Blvd, is zoned R-2-A (Two-Family Residential Limited).

**Summary of Findings:** All of the conditions necessary for granting a 30 foot lot width variance and a 7,500 square foot lot area variance appear not to be met.

3. Petition of Marion H. Kennickell  
B-060829-59902-1  
25 Penrose Drive

**Nature of Request**

The petitioner is requesting approval of a 2.5 foot side yard setback variance on both sides to the ten foot side yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct a single family residential structure. The subject property, located at 25 Penrose Drive, is zoned R-1-A/EO (One-Family Residential/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a 2.5 foot side yard setback variance appear not to be met.

**MORE**

4. Petition of Seth Murray, Deacon for Savannah Korean Baptist Church  
B-060829-60032-1  
N.W. Corner of Chief O.F. Love Road & Canebrake Road

**Nature of Request**

The petitioner is requesting approval of a waiver of the requirement that a church abut a collector street or greater in accordance with the provisions of Section 4-5.1(17b) of the Chatham County Zoning Ordinance. The subject property, located at the northwest corner of Chief O.F. Love and Canebrake Roads, is zoned R-A (Residential-Agriculture).

**Summary of Findings:** All of the conditions necessary for granting a waiver from the standard that a church abut a collector street or greater appear to be met.

5. Petition of David T. Gilpin, For Herb River Bend, LLC  
B-060829-60223-1  
6407 Laroche Avenue

**Nature of Request**

The petitioner is requesting approval of a seven foot front yard setback variance from the 25 foot front yard setback requirement for 64 lots, and a five foot rear yard setback variance for six lots from the 25 foot rear yard setback as required by Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct single family residential structures in a new subdivision. The subject property, located at 6407 Laroche Avenue, is zoned R-1/EO (One-Family Residential/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a seven (7) foot front yard setback variance for 64 lots and a five (5) foot rear yard setback variance for six (6) lots appear not to be met.

6. Petition of Ameir Mustafa  
B-060829-60368-1  
17027 Abercorn Street

**Nature of Request**

The petitioner is requesting approval of a variance to allow placement of an off-site sign in a Planned Unit Development pursuant to the requirements of Section 4-6.69 of the Chatham County Zoning Ordinance. The subject property, located at 17027 Abercorn Extension, is zoned PUD-C (Planned Unit Development-Community).

**Summary of Findings:** All of the conditions necessary for granting a variance to allow placement of an off-site sign appear to be met.

7. Petition of Shawna Creasy, Agent for  
Gregory & Jan Vach  
B-060829-60877-1  
117 Crooked Wood Lane

**Nature of Request**

The petitioner is requesting approval of a 32.3 foot variance to the 50 foot marsh setback and a 17.3 foot variance to the 35 foot riparian setback required by Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition onto an existing single family residential structure. The subject property, located at 117 Crooked Wood Lane, is zoned R-1/EO (One-Family Residential/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a 32.3 foot marsh setback variance and a 17.3 foot riparian setback variance appear not to be met.

8. Petition of John W. Robinson, III  
B-060829-61129-1  
13 Longbridge Road

**Nature of Request**

The petitioner is requesting approval of a seven foot height variance to the 36 foot maximum height limitation of Section 4-12 of the Chatham County Zoning Ordinance in order to reconstruct a single family residential structure. The subject property, located at 13 Longbridge Road, is zoned PUD/EO (Planned Unit Development/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a seven (7) foot height limit variance appear not to be met.

**II. Minutes**

1. Approval of CZBA Minutes – August 22, 2006

**III. Other Business**

1. **Election of Officers – Chairman and Vice-Chairman for 2006 - 2007**

**IV. Adjournment**