

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JANUARY 23, 2007

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 Mike M-Khepieson
B-060925-54365-1
501 Queen Aire Drive

Nature of Request

The petitioner is requesting approval of a 15 foot marsh setback variance from the 50 foot marsh setback requirement of Section 4-12e of the Chatham County Zoning Ordinance in order to construct two single family residences. The subject property is located at 501 Queen Aire Drive. The property is zoned R-A/EO (Residential-Agriculture/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 15 foot marsh setback variance for two lots appear not to be met.

2. Petition of W. Park Callahan &
Aline M. Callahan
B-061227-51311-1
84 Shipwatch Road

Nature of Request

The petitioner is requesting approval of a 38 foot marsh setback variance from the 50 foot marsh setback requirement, and a 23 foot riparian setback variance from the 35 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition to an existing single family dwelling. The subject property, located at 84 Shipwatch Road, is zoned PUD/EO (Planned Unit Development/Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 38 foot marsh setback and a 23 foot riparian buffer variance appear not to be met.

3. Petition of Ronald C. & Terri H. Smiley
B-061228-49157-1
13 Wylly Island Drive

Nature of Request

The petitioner is requesting approval of a 27 foot marsh setback variance from the 50 foot marsh setback requirement, and a twelve foot riparian setback variance from the 35 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition to an existing single family dwelling. The subject property, located at 13 Wylly Island Drive, is zoned R-1/EO (One-Family Residential/Environmental Overlay).

MORE

Summary of Findings: All of the conditions necessary for granting a 27 foot marsh setback and a 12 foot riparian buffer variance appear not to be met.

4. Petition of Jay Patel
B-061228-49429-1
596 Al Henderson Boulevard

Nature of Request

The petitioner is requesting approval of an 85 foot height variance from the 40 foot maximum height permitted, an 88 square foot variance from the 32 square foot maximum area permitted, and a 384 square foot variance from the 60 square foot maximum area permitted of Section 7-3 of the Chatham County Zoning Ordinance in order to construct a freestanding sign with an announcement sign. The subject property, located at 596 Al Henderson Boulevard, is zoned P-B-C (Planned Community Business).

Summary of Findings: All of the conditions necessary for granting an 85 foot height variance, an 88 square foot announcement sign area variance, and a 384 square foot freestanding sign area variance appear not to be met.

5. Petition of Wayne Noha
B-061228-49808-1
S.W. Corner of Whitfield Avenue & Mendel Avenue

Nature of Request

The petitioner is requesting approval a ten foot front yard setback variance from the 35 foot front yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct six single family dwelling units. The subject properties, located at the southwest corner of Whitfield Avenue and Mendel Avenue, are zoned R-M-H/ E-O (Residential Mobile Home – Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a ten foot front yard setback variance for six lots appear not to be met.

II. Minutes

1. Approval of CZBA Minutes – December 19, 2006

III. Other Business

IV. Adjournment