

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

MAY 22, 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 Arend Jan deVoest
Poticny Deering Felder
B-070327-38478-1
1418 Walthour Road

Nature of Request

The petitioner is requesting approval of a 1283 square foot variance from the 900 square foot maximum for an accessory building per Section 3-6.1 of the Chatham County Zoning Ordinance in order to construct an accessory structure. The subject property is located at 1418 Walthour Road. The property is zoned R-1-A/ EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 1,283 square foot area variance for an accessory use appear not to be met.

2. Petition of Katherine Bart
B-070420-49518-1
921 Mims Street

Nature of Request

The petitioner is requesting approval of a 20 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 a single family residence. The subject property is located at 921 Mims Street. The property is zoned R-1/ EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 20 foot front yard setback variance appear to be met.

3. Petition of Gerry Cowart, For
Dr. & Mrs. Jay Spencer
B-070420-49677-1
44 Modena Island Drive

Nature of Request

The petitioner is requesting approval of 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 a single family residence. The subject property is located at 44 Modena Island Drive. The property is zoned R-1/ EO (One-Family Residential/ Environmental Overlay).

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

4. Petition of Joel Cedillo
B-070423-31240-1
4317 Ogeechee Road

Nature of Request

The petitioner is requesting approval of a 15 foot side yard setback variance from the 20 foot side yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct an addition to an existing commercial structure. The subject property is located at 4317 Ogeechee Road. The property is zoned P-B (Planned-Business).

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

II. Minutes

1. Approval of CZBA Meeting Minutes – April 24, 2007

III. Other Business

IV. Adjournment