

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

March 25, 2008

9:00 A.M.

FINAL AGENDA

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

**I. Petitions Ready For Hearing:**

**II. Minutes**

1. Approval of CZBA Meeting Minutes – January 29, 2008

**II. CONSENT AGENDA**

**The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.**

1. Petition of Bart Redmond, For  
Katherine Bart  
B-080221-00040-1

**Nature of Request**

The petitioner is requesting approval of a 15 foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to expand an existing single family residence. The subject property, located at 919 Mims Street, is zoned R-1/EO (Planned Unit Development/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a rear setback variance appear to be met.

**III. REGULAR AGENDA**

1. Petition of Savannah Quality Homebuilder  
B-060501-87302-1  
125 & 127 North Street

**Nature of Request**

The petitioner is requesting an extension of a previously approved five (5) foot rear yard setback variance to the 25 foot rear yard setback requirement, and a five (5) foot front yard setback variance to the 20 foot front yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct three (3) new residential structures. The subject properties, located at 123, 125, and 127 North Street, are zoned R-1/EO (One-Family Residential/ Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting a five (5) foot rear yard setback and a five (5) foot front yard setback variance for three (3) lots appear not to be met.

2. Petition of Hunter Chadwick  
B-080219-00038-1  
122 North Street

**Nature of Request**

The petitioner is requesting approval of a three (3) foot front yard setback variance from the 25 foot front yard setback requirement and a five (5) foot rear yard setback variance from the 25 rear yard 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 122 North Street. The property is zoned R-1 (One Family Residential).

**Summary of Findings:** All of the conditions necessary for granting front and rear yard variances appear not to be met.

3. Petition of Roy D. Ogletree, For  
Erin Randall  
B-080221-00039-1

**Nature of Request**

The petitioner is requesting approval of an eight (8) foot side yard setback variance and a two (2) foot six (6) inch side yard setback variance from the 10 foot side 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, located at 1744 Wilmington Island Road, is zoned R-1-A/EO (One-Family Residential/Environmental Overlay).

**Summary of Findings:** All of the conditions necessary for granting two (2) side yard setback variances appear not to be met.

4. Petition of Robert & Amy Shippy  
B-080221-00041-1  
3 Modena Island Drive

**Nature of Request**

The petitioner is requesting approval of a two (2) foot height variance from the 36 foot maximum height allowed by Section 4-6.1 of the Chatham County Zoning Ordinance in order to legalize an existing cupola on a single family residence. The subject property, located at 1744 Wilmington Island Road, is zoned R-1/EO (One-Family Residential/Environmental Overlay).

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

5. Petition of Blair & Lynn Gensamer  
B-080222-00042-1  
5 Little Lane

**Nature of Request**

The petitioner is requesting approval of a two (2) six (6) inch side yard setback variance from the 30 foot side yard setback requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to expand an existing single family residence. The subject property, located at 5 Little Lane, is zoned PUD/EO (Planned Unit Development/Environmental Overlay).

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

**IV. Other Business**

**V. Adjournment**