



C H A T H A M C O U N T Y
Z O N I N G B O A R D O F A P P E A L S

Arthur A. Mendonsa Hearing Room
112 E. State Street, Savannah 9:00 AM
Minutes

April 27, 2010 Chatham County ZBA Meeting

Members Present: Brian Felder, Chairman
Lucy Hitch, Vice Chairman
Coren Ross
Terrance Murphy
Wayne Noha

Members Not Present: Steven Day

Staff Present: Marcus Lotson, Assistant Secretary
Constance Morgan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Bob Sebek, County Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Brian Felder called the April 27, 2010 Chatham County Zoning Board of Appeals Meeting to order at 9:11 AM.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the February 23, 2010 Minutes](#)

Attachment: [February 23, 2010 CZBA Minutes.pdf](#)

Board Action:

Motion to approve the February 23, 2010 Minutes as submitted. - PASS

Vote Results

Motion: Coren Ross

Second: Lucy Hitch

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Not Present

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Aye

3. [Approval of the March 23, 2010 CZBA Minutes](#)

Attachment: [March 23, 2010 CZBA Minutes.pdf](#)

Board Action:

Motion to approve the March 23, 2010 Minutes as submitted - PASS

Vote Results

Motion: Coren Ross

Second: Brian K. Felder

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Not Present

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Aye

V. Item(s) Requested to be Removed from the Final 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.

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

4. [128 Chapel Drive Variance Request](#)

Attachment: [STAFF REPORT.pdf](#)

Attachment: [Sketch Plan.pdf](#)

Attachment: [Chapel drive aerial.pdf](#)
Attachment: [Correspondence.pdf](#)
Attachment: [Taxmap.pdf](#)

Present for the petition was John Baiori.

Marcus Lotson gave the following summary:

The petitioner's intent is to construct an approximate 230 square foot sunroom at the rear of the subject property. The Chatham County Zoning Ordinance requires a 25 foot rear yard setback. The proposed addition would bring the structure to within 20 feet of the property line. Relief if granted, would not cause substantial detriment to the public good, or impair the intent of the Zoning Ordinance. Staff recommendation is **approval**.

Speaking on the petition: Mr. Baiori, the petitioner stated that he has explained to neighbors his reasons for requesting a variance and has received no objections. He asked that the petition is approved as submitted.

Board Action:

Approval of the petitioner's request. - PASS

Vote Results

Motion: Coren Ross
Second: Terrence Murphy
Brian K. Felder - Aye
Lucy Hitch - Aye
Clifton Kennedy - Not Present
Terrence Murphy - Aye
Anthony Wayne Noha - Aye
Coren Ross - Aye

5. [42 Morningside drive variance request](#)

Attachment: [Aerial map.pdf](#)
Attachment: [Taxmap.pdf](#)
Attachment: [Site Photo 1.pdf](#)
Attachment: [Morningside correspondence.pdf](#)
Attachment: [Morningside sketch plan.pdf](#)
Attachment: [Staff Report.pdf](#)

Present for the petition was: Garret Weeks.

Marcus Lotson gave the following summary:

Tammy and Garrett Weeks are requesting a varinace from section 3-6.1 of the Chatham County Zoning Ordinace which states that accessory structures shall be limited to 900 square feet in size and one story in height. The proposed structue would be a 24x24 two story structure. An existing 2 car garage with second floor storage is adjacent to the proposed addition. There are no apparent or exceptional conditions pertaining to this piece of property because of its size shape or topography. The application of the development standards to this particular piece of property would not create a hardship in the development of the property. The property is not different from other property in the neighborhood. Relief if granted would impair the purposes and intent of the Savannah Zoning Ordinance. The conditions required for the granting of a varinace do not appear to be present. Staff recommends **denial** of the variance request.

Speaking on the petition: Mr. Garret Weeks, petitioner explained the reasons for his variance request. He stated that he has also met with his neighbors and explained his proposed plan. He has not received any objections. He stated that due to the damage his cars have received from fallen tree limbs and other debis the proposed structure is a needed addition. The construction will not have heat or air and it is not considered a two story structure. He asked that the board table his petition to allow him time to gather additional information and drawings of the proposed plan.

Chairman Felder tabled 42 Morningside Drive (ZBA file No. B-100326-00017-1) to allow the petitioner a window to gather drawings that he did not presently have available. The board proceeded to hear the next agenda item; 309 McAlpin St, (ZBA file No. 100301-00008-1).

Mr. Wayne Noha moved to re-open discussion on 42 Morningside drive, ZBA file No. B-100326-00017-1). Ms. Ross seconded the motion.

Mr. Weeks presented drawings of the proposed structure. He asked that the Board approve the petition as submitted.

Board Action:

Approval of the petitioner's request - PASS

Vote Results

Motion: Terrence Murphy

Second: Lucy Hitch

Brian K. Felder - Nay

Lucy Hitch - Aye

Clifton Kennedy - Not Present

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Nay

6. [309 McAlpin St. variance request](#)

- Attachment: [Aerial map.pdf](#)
- Attachment: [Mcalpin photo 2.pdf](#)
- Attachment: [site-mpc-Model revised.pdf](#)
- Attachment: [Floor Plans.pdf](#)
- Attachment: [Elevations.pdf](#)
- Attachment: [Final Staff Report.pdf](#)

Present for the petition was Mark Cadman.

Marcus Lotson gave the following report summary:

The petitioner is requesting approval on a variance from section 3-6.1 of the Chatham County Zoning Ordinance which states that accessory buildings in front yards of marsh front properties be limited to 900 square feet and one story in height. The purpose of the variance request is to construct an accessory structure on an existing lot of record. The proposed structure is approximately 24x48 and two stories in height. There are no apparent or exceptional conditions pertaining to this piece of property because of its size shape or topography. The application of the development standards to this particular piece of property would not create a hardship in the development of the property. The property is not different from other property in the neighborhood. Relief would impair the purposes and intent of the Savannah Zoning Ordinance. The conditions required for the granting of a variance do not appear to be present. Staff recommends **denial**.

Speaking on the petition: Mark Cadman as agent stated that the height of the proposed structure has been reduced however, he would be willing to make additional adjustments in order to address the concerns of the Board.

After the vote, Chairman Felder informed the petitioner, Mark Cadman, that he has until May 4, 2010, five days from the date of the CZBA decision to; 1) appeal the Board decision (in writing) or 2) re-submit a plan review for the second story.

Board Action:

The Board denied the petitioner's request to exceed the maximum height of one story and approved the request to exceed the maximum allowable square footage of an accessory structure. - PASS

Vote Results

Motion: Lucy Hitch
Second: Coren Ross
Brian K. Felder - Aye
Lucy Hitch - Aye
Clifton Kennedy - Not Present

Terrence Murphy	- Aye
Anthony Wayne Noha	- Nay
Coren Ross	- Aye

IX. Other Business

7. [Comments Regarding Marsh Buffer](#)

Mr. Wayne Noha voiced concerns regarding the status of the marsh buffer setback.

Chairman Felder informed board members that the marsh buffer setback is being reviewed under the Unified Zoning Ordinance. He added that he attends the weekly Advisory Committee Meetings and explained that other items of concern to be discussed will include; 1) accessory structures, 2) building height, 3) board composition and 4) submittal criteria.

Marcus Lotson presented the board with a status update on the UZO process. He explained that most of the draft has been completed and that a 65-70 member citizen advisory committee has been established. The meetings are held each thursday at 5:00 P.M in the Arthur Mendonsa Hearing Room. Staff takes the committee through each section of the ordinance (that has been drafted), and the committee members take this information to review it and return the following week with feedback where staff is allowed to respond. UZO has also created a facebook page where interaction is encouraged.

X. Adjournment

8. [Submittal](#)

There being no other business to come before the board the Chatham County Zoning Board of Appeals ajourned at 10:10 A.M.

Respectfully submitted,

Marcus Lotson,
Assistant Secretary

Note: Minutes not official until signed.

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.