



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 EAST STATE STREET
DECEMBER 15, 2009 9:00 A.M

December 15, 2009 Chatham County ZBA Meeting

Members Present: Brian Felder, Chairman
Lucy Hitch, Vice-Chairman
Anthony W. Noha
Coren Ross
Stephen Day
Terrance Murphy

Members Not Present Davis Cohen

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 December 15, 2009 Chatham County ZBA Meeting to order at 9:05am.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [November 24, 2009 CZBA Minutes](#)

Attachment: [091124CZBAminutes.pdf](#)

Chairman Felder asked Board Members if there were any questions or concerns regarding the November 24, 2009 Meeting Minutes.

Board Action:

Motion to approve the November 24, 2009 CZBA Minutes as submitted. - PASS

Vote Results

Motion: Coren Ross

Second: Steven Day

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

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

3. [150 Cardinal Road Extension Request](#)

Attachment: [Decision.pdf](#)

The petitioner was granted a marsh buffer setback variance in May of 2009 thereby allowing him to enclose an existing deck at 150 Cardinal Road, for the purpose of creating additional living space. Having not yet obtained a building permit for said project, the petitioner requests an extension to the granted variance. Staff recommends approval.

Due to a conflict of interest, Chairman Felder recused himself from 150 Cardinal Road Extension request [ZBA File No. B-00327-000181-1]. Vice Chairman Lucy Hitch served as Chairman.

Board Action:

Staff Recommends Approval - PASS

Vote Results

Motion: Anthony Wayne Noha	
Second: Lucy Hitch	
Steven Day	- Aye
Brian K. Felder	- Abstain
Lucy Hitch	- Aye
Terrence Murphy	- Aye
Anthony Wayne Noha	- Aye
Coren Ross	- Aye

4. [8 Laurel Oak Court](#)

Attachment: [8 Laurel Oak Sketch.pdf](#)
Attachment: [Laurel Oak elevation.pdf](#)
Attachment: [8 laurel oak staff report.pdf](#)
Attachment: [Aerial Map.pdf](#)
Attachment: [Tax Map.pdf](#)

The petitioner is requesting approval of a 5 foot rear yard setback variance from the 25 foot requirement for the purpose of building an addition onto an existing single family residential structure. The petitioner originally sought this variance during the November 24, 2009 hearing and the item was continued so that the property owner could have the contractor present to represent her and answer technical questions regarding the proposed addition. Staff Recommends Denial.

Speaking on the petition: Michael Rogers, contractor for the petitioner, stated that he has submitted drawings to the South Bridge Architectural Review Board and that Ms. Debra Wade has reviewed the site and given her verbal approval of the addition. He asked that the petition be approved.

Board Action:
Approval of the petitioner's request - PASS

Vote Results
Motion: Steven Day
Second: Coren Ross
Steven Day - Aye
Brian K. Felder - Aye
Lucy Hitch - Aye
Terrence Murphy - Aye
Anthony Wayne Noha - Aye
Coren Ross - Aye

IX. Other Business

5. [Board Vacancy](#)

Mr. Wayne Noha stated that Mr. Davis Cohen has provided CZBA Secretary with his letter of resignation. He asked that staff submit their request to the County Commission to fill the vacancy left by Mr. Cohen.

Board Action:

Motion to forward a letter to the County Commission requesting an appointee to the seat vacated by Mr. Davis Cohen. - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Steven Day

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Aye

X. Adjournment

6. Submittal

There being no further business to come before the Board, the Chatham County Zoning Board of Appeals adjourned at approximately 10:00 A.M.

Respectfully submitted,

Marcus Lotson,
Assistant Secretary

/cm

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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.