



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 Mendonsa Hearing Room  
May 28, 2013 9:00 A.M.  
Minutes

**May 28, 2013 Chatham County Zoning Board of Appeals Meeting**

**Members Present:**

Lucy Hitch, Chairman  
Coren Ross, Vice Chairman  
Brian Felder  
James Blackburn  
Quentin Marlin  
Wayne Noha

**Members Not Present:** James Overton

**Staff Present:** Marcus Lotson, Secretary  
Constance Morgan, Assistant Secretary

**Advisory Staff Present:** Bob Sebek, County Zoning Administrator

**I. Call to Order and Welcome**

1. [Call to Order](#)

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

2. [Approval of the April 23, 2013 CZBA Meeting Minutes](#)

Attachment: [April23rd.pdf](#)

**Board Action:**

Approval of the April 23, 2013 CZBA Minutes as submitted - PASS

**Vote Results**

Motion: Anthony Wayne Noha	
Second: Coren Ross	
James Blackburn Jr.	- Not Present
Brian K. Felder	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Aye
James Overton	- Not Present
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. [39 Rose Avenue - Rear Yard Setback Variance Request - File No. B-130435-00026-1](#)

Attachment: [staff report.pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [Photo.pdf](#)

Attachment: [Email.pdf](#)

Attachment: [Rose Avenue Aerial.pdf](#)

Mr. Marcus Lotson gave the following summary;

Mr. Lotson stated that the petitioner is requesting a 5 foot 2 inch rear yard setback variance from the 25 foot requirement at 39 Rose Avenue on Isle of Hope. The subject lot is in an R-1(one family residential zoning district). It is a vacant lot and it is undeveloped. The lot is 100 feet in width and 79 feet in depth. The petitioner intends on constructing a 2,400 square foot, two story single family residential home on the subject property. The petitioner is seeking a rear yard setback variance to accommodate portions of a porch at the rear of the property. If constructed as designed, a 19 foot ten inch rear yard setback would remain. Although smaller in footprint than the proposed residence, the existing homes on the south side of Rose Avenue each appear to meet the 25 foot rear yard setback requirement. The Ordinance requires a minimum front yard setback of 19 feet, this is the average setback of the homes within 200 feet of the subject property on the same side of Rose Avenue. As currently designed, the home would be setback 21 feet 5 inches to match the front setback of the adjacent property. Staff recommends denial of the variance request.

**Speaking on the petition:** The petitioner nor his agent was present for the hearing.

**Board Action:**

**Denial** of the petitioner's request due to staff recommendation and that the board has not been informed as to the reason for the setback request. - PASS

**Vote Results**

Motion: Anthony Wayne Noha

Second: Quentin L. Marlin

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Not Present

Coren Ross - Aye

Brian K. Felder - Aye

**IX. Other Business**

**X. Adjournment**

4. [Adjournment of the May 28, 2013 CZBA Meeting](#)

There being no other business to come before the Board; the Chairman, Ms. Lucy Hitch declared the May 28, 2013 Chatham County Zoning Board of Appeals adjourned.

Respectfully submitted,

Marcus Lotson, Secretary

**Note:** Minutes are 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.*

