



## Chatham County Zoning Board of Appeals

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Virtual Meeting  
November 17, 2020 - 9:00 A.M.  
Minutes

### November 17, 2020 Chatham County Zoning Board of Appeals

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. All proceedings of the Chatham County Zoning Board of Appeals are recorded.

Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

**Note:** All persons in attendance are requested to so note on the "Sign-In Sheet" in the meeting room on the podium. Persons wishing to speak will indicate on the sheet.

#### I. Call to Order and Welcome

#### II. Notices, Proclamations and Acknowledgements

#### III. Petitions Ready for Hearing

#### IV. Approval of Minutes

##### [1. Approval of October 27, 2020 Meeting Minutes](#)

[October 27, 2020 Meeting Minutes.pdf](#)

The minutes were approved as submitted.

#### **Motion**

Approve as submitted.

#### **Vote Results ( Approved )**

Motion: Coren Ross

Second: Jeff Notrica

James Coursey - Aye

Lucy Hitch - Not Present

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

Benjamin Polote, Jr. - Aye

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

[2. 109 & 121 Dogwood Avenue | Variance | ZBA-1020-000084](#)

**Motion**

Petitioner has requested this item be continued to the December 17th meeting.

**Vote Results ( Approved )**

Motion: Coren Ross

Second: Jeff Notrica

James Coursey - Aye

Lucy Hitch - Not Present

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

Benjamin Polote, Jr. - Aye

**VI. Consent Agenda**

**VII. Old Business**

**VIII. Regular Agenda**

[3. 486 Beaulieu Avenue | Variance | ZBA-1020-000083](#)

[Application.pdf](#)

[Staff Report -000083.pdf](#)

[Map.pdf](#)

[Photos.pdf](#)

[Photos 2.pdf](#)

[Elevation - Proposed Garage.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting a variance from Section 3-6.1 of the Chatham County Zoning Ordinance. This section requires that accessory structures be located in rear yards.

The subject property is located at 486B Beaulieu Avenue on the east side of Beaulieu, approximately 250 feet west of Beaulieu Farms Bend. The property is 3.3 acres in size and has a maximum depth of 728 feet. It is a conforming lot in the R-1 / EO (One family residential / Environmental Overlay) zoning district.

Per the Chatham County Zoning Ordinance Section 3-6.1 accessory structures, among other requirements, shall be located in rear yards only. The applicant is seeking relief from this standard in order to place an accessory structure in the front yard of the property. In the case of the subject property, the rear and side yards contain the septic tank and drain field in addition to the well site and overhead power. These factors limit the applicant's ability to comply with the standards of Section 3-6.1.

The proposed structure is a 26X36 one-story garage and it would be located approximately 220 feet from Beaulieu Avenue. The attached site plan shows the proposed location which meets the 10-foot minimum side yard setback.

The development pattern in the vicinity of the subject property consists of rural residential lots developed

with single family detached buildings. The petitioner's property is developed with a single-family residence and has no lot constraints related to the size and shape. However, the constraints caused by the location of certain infrastructure is a limiting factor. This is mitigated significantly by the distance from both the street and other residences, as well as the privacy created by the on-site vegetation. Based on observation, accessory buildings are quite common in the area and are often located other than in rear yards. This is likely due to the average lot size in the area and the development pattern of some of the neighborhoods.

Because the subject property and the adjacent properties are heavily wooded, it is unlikely that the proposed placement of the structure will negatively impact the abutting lots or the area in general.

**Angela Bliss, petitioner**, stated we are wanting to build a one story garage to match the house. We are leaving the trees in the area between Beaulieu and where the garage would be located.

**Tom Bliss, petitioner**, thanked the Board for their consideration on this matter.

**Ms. Coren Ross, Board Member**, asked if the purpose of this structure is to accommodate two standard size vehicles and a golf cart?

**Mr. Bliss**, stated yes.

#### No Public Comments

#### Motion

Approve the variance from Section 3-6.1 to allow an accessory structure in the front yard for 486B Beaulieu Avenue.

#### Vote Results ( Approved )

Motion: Benjamin Polote, Jr.

Second: Jeff Notrica

James Coursey	- Aye
Lucy Hitch	- Not Present
Coren Ross	- Aye
Meredith Stone	- Aye
Robert Vinyard	- Aye
Jeff Notrica	- Aye
Benjamin Polote, Jr.	- Aye

#### [4. 479 Butler Avenue | Variance | ZBA-1020-000086](#)

📎 [Application.pdf](#)

📎 [Staff Report.pdf](#)

📎 [Map.pdf](#)

📎 [Aerial Map.pdf](#)

📎 [Letter of Support Bridges.pdf](#)

**Mr. Jordan Holloway, Development Services Planner**, stated the petitioner is requesting approval of a variance for a 750 square foot increase to the maximum 900 square foot limit for accessory structures directly abutting rivers/marshland and not restricted to the rear yards.

The property is a 4.5-acre conforming lot along Butler Avenue that is in the process of constructing a single-family residence. There is an existing garage that is located on the northeast side of the parcel.

The property abuts Butler Avenue and then further extends towards marshland. The proposed accessory structure will be 1,650 square feet, which is 750 square feet above the maximum 900 square foot limit for accessory structures.

The location of the proposed accessory structure is within the front yard of this property, as allowed by the ordinance for properties directly adjacent to a river or marshland. It appears to be approximately 90 feet from the front property line and around 30 feet from the side property line.

County Ordinances provide for the following concerning accessory structures adjacent to river/marsh: "Provided further that accessory structures on properties directly abutting rivers or saltwater marshes shall not be restricted to rear yards, if such accessory structures meet the following requirements:

1. The accessory structure is set back a minimum of fifty (50) feet from a vehicular right-of-way and ten (10) feet from adjoining property lot lines. **Staff Comment: This condition is satisfied.**The accessory structure does not exceed 900 square feet in size and shall not exceed one story in height. **Staff Comment: This condition is not satisfied.**The accessory structure is constructed of materials of like kind in appearance of those used in construction of the principal residential dwelling on the site and is compatible with development on adjoining lots." **Staff Comment: Materials and renderings have not been submitted to determine compliance with this section of the ordinance and therefore is not satisfied.**

The additional regulations set forth in the Ordinance are intended to minimize the impacts of an accessory structure located in a front yard. However, by requesting a variance to the required size limit, the impacts are no longer minimal. Justification as to the proposed location has not been provided by the petitioner, which is concerning given the size of the parcel.

We did receive letters of support.

**Mr. Jim Coursey, Board Member**, asked what is the purpose of the accessory structure?

**Mr. Holloway**, stated RV storage.

**Mr. Coren Ross, Board Member**, asked if there were any other similar structures in the area.

**Mr. Holloway**, stated none of this size that we are aware of.

**Mr. Gerald Cowart, agent for the petitioner**, stated we understand the building is oversized, but we have kept it 90 feet off the right of way and 40 feet off the property line. This allows us to keep a good bit of screening that exists. The building is designed to store a large RV, lawn tractor and a few other property maintenance vehicles. The building itself is medium brown in color and is metal siding. The height of the building is seventeen feet six inches. We are requesting to have this accessory building located on this corner of the lot to separate it from the new house that's being built, and it's garage that's down on the river.

**Mr. Timothy Boan, petitioner**, stated this is in a X zoned area and the reason we are putting this up there is to not interfere with our neighbors. We have an RV, two boats, tractor and a bush hog that I want to put in there. I didn't want to build two different garages. I thought one big garage would look better. The existing garage is just a small pump house that's about 400 square foot. It is not big enough to put anything in there, but maybe some hand tools.

**Ms. Coren Ross, Board Member**, asked if any of the neighbors have contacted him with concerns about this structure.

**Mr. Boan**, stated no. I was able to get ahold of 6 neighbors and they signed stating they had no complaints.

**Mr. Jim Coursey, Board Member**, stated he has a problem with almost doubling the size of the accessory structure because you want the convenience of storing your RV on-site.

**Mr. Boen**, stated that will give me enough room to keep my slides out on the RV and have my boats and lawn equipment in there.

**Mr. Coursey**, asked if he was familiar with the historic nature of the Beaulieu community.

**Mr. Boen**, stated yes, that's why I choose the brown color siding and we are also planting bushes and palm trees to be able to hide the structure.

**Mr. Cowart**, stated that the property is boarded by a 8 foot high brink fence along the road side, and down the left of the property a 8 foot high wooden fence.

**No Public Comments**

**Motion**

Deny the variance request for a 750 square-foot increase to the allowable 900 square-foot accessory structure ordinance requirements at 479 Butler Avenue.

**Vote Results ( Approved )**

Motion: James Coursey

Second: Coren Ross

- |                      |               |
|----------------------|---------------|
| James Coursey        | - Aye         |
| Lucy Hitch           | - Not Present |
| Coren Ross           | - Aye         |
| Meredith Stone       | - Nay         |
| Robert Vinyard       | - Aye         |
| Jeff Notrica         | - Aye         |
| Benjamin Polote, Jr. | - Aye         |

**IX. Other Business**

[5. Nominations for Chairman](#)

James Coursey was nominated as Chairman

**Motion**

James Coursey - Chairman

**Vote Results ( Approved )**

Motion: Coren Ross

Second: Robert Vinyard

- |                |               |
|----------------|---------------|
| James Coursey  | - Aye         |
| Lucy Hitch     | - Not Present |
| Coren Ross     | - Aye         |
| Meredith Stone | - Aye         |
| Robert Vinyard | - Aye         |
| Jeff Notrica   | - Aye         |

Benjamin Polote, Jr.

- Aye

**X. Adjournment**

***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.***