



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Master Agenda Report

Item Number: 1

Type: Old Business - Regular Agenda

Contact: John Peterson 729-5603

Agenda Date: October 5, 2010

Title: Special Exception - #ZV2010-2 – Thomas L. Phillips is requesting a Special Exception variance for maximum height from the Unified Development Code Sec. 212(c)(6) of 35' to 41' to build his home. This property is property located at 635 Hickory Bluff Drive, Waverly, GA. on Tax Map #125A, Map #017. This property is zoned Residential (R-2) and the Future Land Use shows the property as Residential.

Attachments:

EMS letter.

Motion:

Motion to approve the Special Exception variance request from a maximum height of 35' to 41' as requested, **conditioned upon** the addition, to the submitted design drawings, of a permanent cabinet-style fixture in the dining room corner closest to the kitchen and extending, at a minimum, to the adjacent window, and the installation of the improvement, allowing compliance with the adopted Fire Safety Codes.

Background:

Fire Rescue Department and Planning & Development and attorney Larry Phillips have agreed upon a solution to the alternate primary access requirements of the adopted Fire Code previously discussed. The solution will allow Camden County Fire Rescue to recommend approval of the building height from 35' to 41' conditioned upon an agreed upon change to the building plans submitted, to add to the plans and install a fixed cabinet on the third floor that will decrease the distances that could be required at a maximum for an alternate primary access escape from the third floor. This eliminates the need for lowering the 3rd story window access height, or installing a residential sprinkler system.

Staff Recommendation:

Staff recommends approval of the variance request to allow the height variance from the UDC required 35' to 41' as requested, **conditioned upon** the addition, to the submitted design drawings, of a permanent cabinet-style fixture in the dining room corner closest to the kitchen and extending, at a minimum, to the adjacent window, and the installation of the permanent improvement.



Camden County Fire Rescue

Office of the Fire Marshal

125 N. Gross Road, Kingsland, GA 31548

912-510-4302

September 29, 2010

Re: Lot 15, Hickory Bluff Subdivision
Proposed construction meeting

Mr. Phillips,

Please accept this letter as formal notification of the conditional agreement reached between Camden County Fire Rescue, Camden County Planning & Development, and yourself, on behalf of the owner, concerning the construction of your brother's proposed residence. The information contained herein includes the building's changes required in order to comply with the applicable fire and life safety codes.

As you can recall, the travel distance in the means of egress was greater than allowed from a common living space. This distance added additional requirements to the building's features, which included the overall height of the top floor windows. By changing that area into a non-occupied space, the proposed building would meet the requirements set forth in the applicable fire codes and enable you the opportunity to apply for a building height variance.

As all parties agreed, if you include the design and installation of a permanent cabinet-style fixture in the dining room corner closest to the kitchen and extending, at a minimum, to the adjacent window, our department will support the variance application.

In order to conform to current requirements in the plan submittal process, you will receive both sets of building plans in order to legibly insert the location of this fixture. You will not need to return to your architect or engineer for stamping, and there will be no additional charge for resubmitting the revised plans.

Our department will be present at the next Camden County Board of Commissioners meeting on Tuesday, October 5, 2010 in order to confirm the agreement set forth in this letter. Until that time, if you have any questions or concerns with this agreement please contact me through the avenues provided to you earlier.

Respectfully,

Christopher Goebel, Fire Marshal
Camden County Fire Rescue