



CITY OF PORT WENTWORTH
ZONING BOARD OF APPEALS
JULY 6, 2026

Council Meeting Room

Regular Session

3:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. ADOPTION OF MINUTES**
- 6. NEW BUSINESS**
 - A. Consideration of a Variance Application submitted by John Porsga, to allow for a reduction of the required accessory structure setback. PIN # 70014 03014, located in the 4th Council District at 113 Coleraine Drive, zoned R-3.
 - **PUBLIC HEARING**
- 7. ADJOURNMENT**



Zoning Board of Appeals
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/06/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Variance Application submitted by John Porsga, to allow for a reduction of the required accessory structure setback. PIN # 70014 03014, located in the 4th Council District at 113 Coleraine Drive, zoned R-3.

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PUBLIC HEARING

Issue/Item: Consideration of a Variance Application submitted by John Porsga, to allow for a reduction of the required accessory structure setback. PIN # 70014 03014, located in the 4th Council District at 113 Coleraine Drive, zoned R-3.

Background:

- The applicant requests a variance from accessory structure setbacks.
- Pursuant to The City of Port Wentworth, Code of Ordinances, Section 6.20.A.f: *"Accessory buildings shall be set back at least five (5) feet from the side and rear lot lines"*.
- The applicant had poured a slab for a an accessory structure in line with an existing structure meant to be replaced. The recent slab is 2' from the rear property line and 1.7' from the side property line.
- The applicant had not yet obtained a building permit for the structure and therefor no site plan had been reviewed to catch the setback encroachment. Issuance of a building permit is dependent on approval of this variance request.
- There are overhead power lines above the slab, GA Power has agreed to easement encroachment provided the building allows a minimum clearance.

Facts and Finding:

- The property is bordered on the rear and west sides by Chatham County Board of Education properties.
- The adjacent western bordering property is used as an access point to the property to the south, which is largely undeveloped proximal to the shared boundary.
- The adjacent property to the south has an approximately 15' separation by means of a drainage ditch.
- Reasonable access to the proposed structure via the driveway is limited by existing development of the site.
- Approval of this variance does not represent a substantial impact or burden to surrounding property owners and the proposed structure is more conforming to rear setbacks than the existing structure it is to replace.

Suggested Action

Staff recommends approval of the requested variance.

Funding:

Recommendation:

Joey Porsga@yahoo.com

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: _____

Project #: _____

The APPLICATION and all SUPPORTING DOCUMENTS with the REQUIRED PLOT PLAN must be submitted to the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: John Porsga

Property Owner (if different from applicant): _____

*** Authorization of Property Owner Form required if Applicant and property owner is not the same. ***

Property Location: 113 Coleraine Drive
Address/Street Name Lot Number

Subdivision/Ward: _____ Zoning District: R1

NAMES, MAILING ADDRESSES and PIN #'S of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
<u>Board of Education</u>	<u>507 S Coastal Hwy</u>	<u>7-0016-01-053</u>
<u>William + Kelly Duffin</u>	<u>103 Coleraine Drive</u>	<u>70014-00309</u>
<u>Ylave Cabrera</u>	<u>105 Coleraine Drive</u>	<u>70014-003010</u>
<u>John + Linda Morris</u>	<u>107 Coleraine Drive</u>	<u>70014-03011</u>
<u>Richard + Suzanne Christy</u>	<u>109 Coleraine Drive</u>	<u>70014-03012</u>
<u>Koil Lutes</u>	<u>111 Coleraine Drive</u>	<u>70014-03013</u>
<u>Brenda Boulware</u>	<u>1 Horne Place</u>	<u>70014-04003</u>
<u>Brandon + Christina Miller</u>	<u>203 Coleraine Drive</u>	<u>70014-03017</u>

REASON FOR APPEAL: Check appropriate section(s).

- A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- An application to establish a use which must be approved by the Board of Appeals.
- A request to vary:
 - ___ foot ___ yard variance
 - ___ lot area variance
 - Fence variance
 - ___ lot width variance
 - setback variance
 - ___ % building coverage variance
- A request for extension of a non-conforming use.
- Other: Request to encroach into setback
Rear 2 Foot Side 1.7 Feet

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

My concrete guy/ accidentally pulled off of wrong point for slab layout and there is only a slab there Not a building yet. Southside is School Yard which is no longer a school, Westside is Access road for abandoned school so there are no homes affected on these 2 either sides

John Proga

Signature of Applicant

113 Coleraine Drive

Mailing Address of Applicant

912-253-7303

Telephone Number

JoeyProga@yahoo.com

Email Address

Total Fees: Administrative Fee + Zoning Board of Appeals Application Fee = Total
(Please refer to the current "Business User Fee Schedule")

Date Paid _____

*** Any application not completed in full will not be processed ***

Subject 113 Coleraine Dr - Building in GPC Easement

From Russell, Donald Cromartie
<DCRUSSEL@SOUTHERNCO.COM>

To: joeyporsga@yahoo.com
<joeyporsga@yahoo.com>

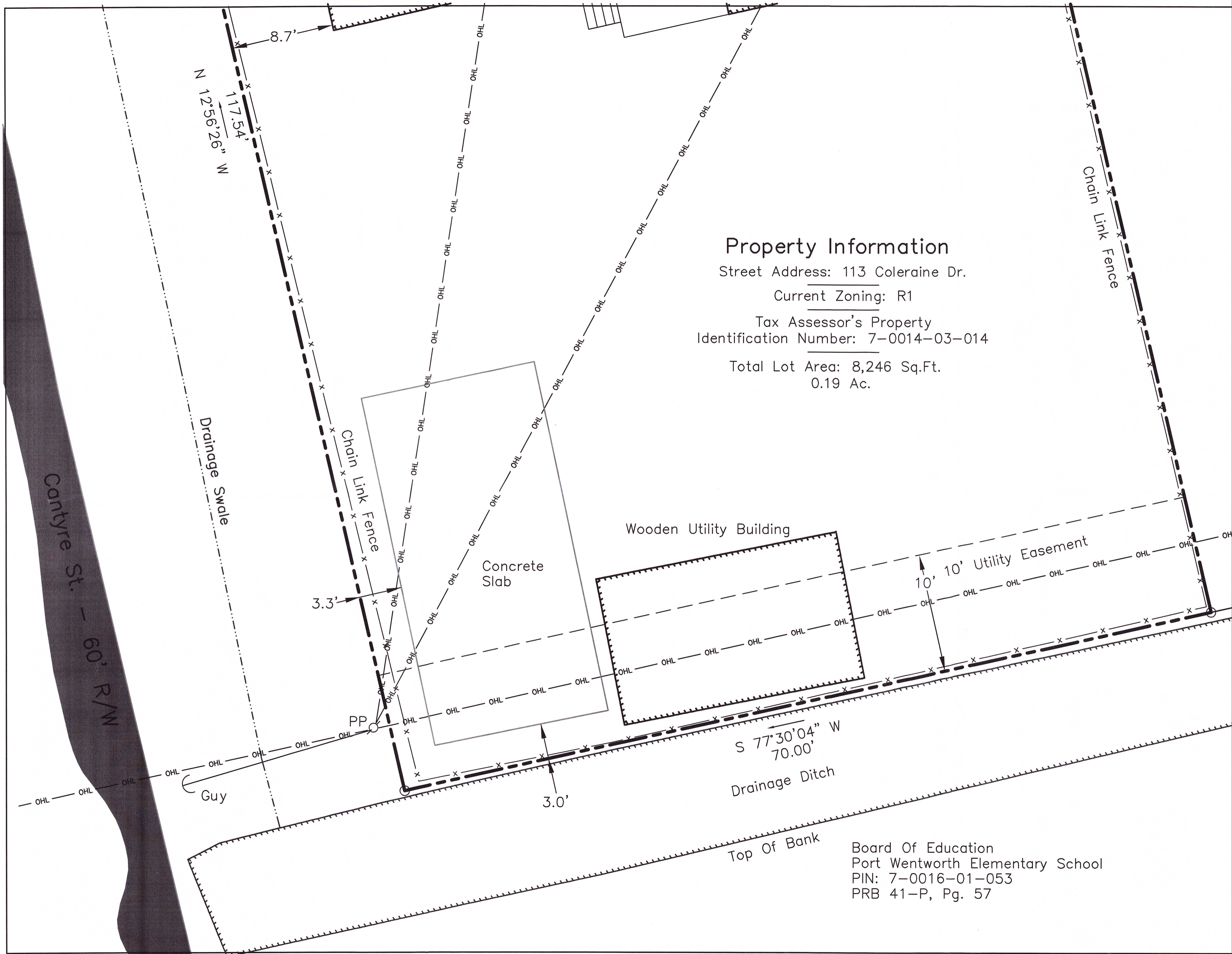
Date May 15 at 2:36 PM

Joey,

Your new garage can be built within the GPC Easement area as long as that building maintains clearances from our existing power lines. The clearances that must be met is 10.5ft from our open wire secondary lines that exist in the field. If 10.5ft cannot be maintained from these lines, we have the option to change this open wire secondary to triplex secondary, which will reduce the clearance requirements to 3.5ft. We can meet on site one day to measure the height of the existing lines to determine maximum height of the garage with respect to the existing lines.

Donald Russell
Engineering Team Lead
Mobile [912-223-9437](tel:912-223-9437)





Property Information

Street Address: 113 Coleraine Dr.

Current Zoning: R1

Tax Assessor's Property Identification Number: 7-0014-03-014

Total Lot Area: 8,246 Sq.Ft.
0.19 Ac.

Cantyre St. - 60' R/W

Board Of Education
Port Wentworth Elementary School
PIN: 7-0016-01-053
PRB 41-P, Pg. 57