

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JUNE 27, 2006

2:30 P.M.

FINAL AGENDA

This Agenda can be accessed on the Internet at <http://www.thempc.org>

I. CONSENT 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.

1. Continued Petition of Neighborhood Improvement Association
Edward Chisolm, Agent
B-060501-52330-2
511 Kline Street

Nature of Request

The petitioner is requesting approval of a two foot side yard setback variance from the five foot side yard setback requirement, and a 12 foot rear yard setback variance from the 30 foot rear yard setback requirement of Section 8-3029 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 511 Kline Street, is zoned R-M-25/P-N-C (Multi-family Residential/Planned Neighborhood Conservation Overlay).

Summary of Findings: All of the conditions necessary for granting the variances requested appear to be met.

2. Petition of Classic Restorations, LLC
Valerian Sottile, Agent
B-060526-60003-2
101 West 46th Street

Nature of Request

The petitioner is requesting approval of the following lot width and lot area variances from the required minimum lot width of 60 feet and the required lot area of 6,000 square feet pursuant to Section 8-3025 of the City of Savannah Zoning Ordinance in order to create separate lots for an existing row housing development:

Lot 101 – 35 foot lot width variance - 3,906 square foot lot area variance;
Lot 103 – 37½ foot lot width variance - a 4,121 square foot lot area variance;
Lot 105 – 45 foot lot width variance - 4,745 square foot lot area variance;

MORE

Lot 107 – 37¼ foot lot width variance - 4,100 square foot lot area variance;
Lot 109 – 39¾ foot lot width variance - 4,309 square foot lot area variance;
Lot 111 – 38½ foot lot width variance - 4,205 square foot lot area variance;
Lot 113 – 40¾ foot lot width variance - 4,386 square foot lot area variance;
Lot 115 – 41 foot lot width variance - 4,407 square foot lot area variance;
Lot 117 – 39½ foot lot width variance - 4,213 square foot lot area variance;
Lot 119 – 39½ foot lot width variance - 4,289 square foot lot area variance;
Lot 121 – 39½ foot lot width variance - 4,275 square foot lot area variance.

The subject property, located at 101-121 West 46th Street, is zoned P-R-B-1 (Planned Residential Business).

Summary of Findings: All of the conditions necessary for granting the variances requested appear to be met.

3. Petition of Melinda Hartley
B-060530-38058-2
766 East Duffy Street

Nature of Request

The petitioner is requesting approval of a 2,982 square foot lot area variance from the 7,200 square foot lot area minimum required pursuant to Section 8-3025 of the City of Savannah Zoning Ordinance. The petitioner intends to construct a two-family dwelling on the subject site. The subject property, located at 766 East Duffy Street, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the lot area variance requested appear to be met.

4. Petition of Torey Pendleton &
Isaac Ceaser
B-060530-87044-2
716 West 40th Street

Nature of Request

The petitioner is requesting approval of a 21 foot rear yard setback variance from the 30 foot rear yard setback requirement of Section 8-3029 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 716 West 40th Street, is zoned R-4-PNC (Four-Family Residential- Planned Neighborhood Conservation District).

Summary of Findings: All of the conditions necessary for granting the rear yard setback variance requested appear to be met.

5. Petition of Dorsey M. Pierce
B-060530-87210-2
1506 Chester Street

Nature of Request

The petitioner is requesting approval of a 15 foot lot width variance from the required 60 foot lot width minimum, and a 2,700 square foot lot area variance from the 7,200 square foot lot area minimum required pursuant to Section 8-3025 of the City of Savannah Zoning Ordinance. The petitioner intends to combine three substandard lots into two lots and construct two-family dwellings on each. The subject, located at 1506 Chester Street, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the variances requested appear to be met.

II. REGULAR AGENDA

1. Continued Petition of Edmond C. Burnsed
B-060131-40567-2
319 – 323 East 31st Street

Nature of Request

The petitioner is requesting approval of a lot area variance of 4,413 square feet from the 8,800 square feet minimum lot area required, and a variance to allow lot coverage of 69.48 percent as opposed to the 60 percent lot coverage allowed by Part 8, Chapter 3, and Article K of the Savannah Zoning Ordinance in order to construct a mixed use commercial/residential development. The subject property, located at 319 – 323 East 31st Street, is zoned TN-2 (Traditional Neighborhood).

Summary of Findings: It appears that all of the conditions necessary for granting the lot area and lot coverage variances requested have not been met.

2. Continued Petition of Andie Grikitis
B-060501-53077-2
3311 Bull Street

Nature of Request

The petitioner is requesting approval of a 2,200 square foot lot area variance from the minimum 7,200 square foot lot area requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a two family dwelling. The subject property, located at 3311 Bull Street, is zoned R-4 (Four-family Residential).

Summary of Findings: All of the conditions necessary for granting the requested variance appear to be met.

3. Petition of The J. Hampton Company, LLC
John H. Sumner, Agent
B-060526-58685-2
504 – 521 East Anderson Street

Nature of Request

The petitioner is requesting approval of a two (2) foot side yard setback variance (west side) and a three (3) foot side yard setback variance (east side) from the five (5) foot side yard setback requirement of Section 8-3028 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 504 – 521 East Anderson Street, is zoned 1-R (Victorian District - 1-R).

Summary of Findings: All of the conditions necessary for granting the variances requested appear not to be met.

4. Petition of Richard Guerard
B-060526-59418-2
229 Price Street

Nature of Request

The petitioner is requesting approval of a 7.7 percent lot coverage variance from the 75 percent lot coverage allowed in Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 229 Price Street, is zoned R-I-P-A (Residential – Medium Density).

Summary of Findings: All of the conditions necessary for granting the 7.7 percent lot coverage variance requested appear not to be met.

5. Petition of Matthew Deacon
B-060526-59509-2
1114 East Broad Street

Nature of Request

The petitioner is requesting approval of a 13 foot side yard setback variance from the 15 foot side yard setback requirement and a three (3) foot rear yard setback variance from the required five (5) foot rear yard setback required for an accessory building pursuant to the provisions of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 1114 East Broad Street, is zoned P-R-4 (Planned Four-Family Residential).

Summary of Findings: All conditions required for granting a 13 foot side yard setback variance and a three (3) foot rear yard setback variance appear not to be met.

6. Petition of The Savannah Country Day School
Kirk A. Cressman, Agent
B-060526-59763-2
824 Stillwood Drive

Nature of Request

The petitioner is requesting approval of an application to establish a child care center pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 824 Stillwood Drive, is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions necessary for granting a use permit to establish a child care center appear to be met.

7. Petition of Eric Reagan
B-060526-59900-2
320 East 40th Street

Nature of Request

The petitioner is requesting approval of an application to create two separate parcels from an existing lot of record. Pursuant to the requirements of Part 8, Chapter 3, Article K, and Section 5.6.5 of the City of Savannah Zoning Ordinance, the following variances are requested:

Lot J-1 – A 505 square foot lot area variance from the required 3,000 square foot area minimum and a three (3) foot side yard setback variance from the minimum five (5) foot side yard setback required;

Lot J-2 – A 585 square foot lot area variance from the required 3,000 square foot lot area minimum, a lot coverage variance to allow lot coverage of 62.7 percent as opposed to the 60 percent lot coverage allowed, and a four (4) foot side yard setback variance from the five (5) foot minimum side yard setback required.

The subject property, located at 320 East 40th Street, is zoned TN-2 (Traditional Neighborhood)

Summary of Findings: All of the conditions necessary for granting the variances requested appear not to be met.

8. Petition of Gonzalez Architects
Jose' Gonzalez
B-060526-59643-2
304 East Bryan Street

Nature of Request

The petitioner is requesting approval of an application to allow lot coverage of 82.7 percent as compared to the 50 percent lot coverage allowed pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The petitioner intends to construct a hotel on the subject property. The subject property, located at 304 East Bryan Street, is zoned R-B-C (Residential-Business-Conversion).

Summary of Findings: All of the conditions necessary for granting the variances requested appear not to be met.

III. MINUTES

1. Distribution of SZBA Minutes – May 23, 2006

IV. Other Business

V. Adjournment