

**CITY OF SAVANNAH
MID-CITY
CERTIFICATE OF APPROPRIATENESS
New Construction/Relocation/Demolition/Large Additions**

DESIGN ADMINISTRATOR DECISION

PETITIONER: John Sumner
413 East Liberty Street
Savannah, GA 31401

FILE NO.: N-120308-52061-2

PROPERTY ADDRESS: 415 East 31st Street

DATE: March 20, 2012

STAFF REVIEWER: Sarah P. Ward

NATURE OF REQUEST:

The applicant is requesting approval for new construction of a detached single-family two-story dwelling at 415 East 31st Street.

FINDINGS:

The existing vacant parcel at 415 East 31st Street is a 3,000 square foot lot zoned TN-2 (Traditional Neighborhood) within the Mid-City zoning district. **A three percent reduction from the 70 percent minimum building frontage standard is proposed to comply with the five foot minimum side yard setback standard. A variance from the standard may be required from the Savannah Zoning Board of Appeals as determined by the City Zoning Administrator.**

The following Standards from the Mid-City ordinance (Article K) apply:

Standard	Proposed	Comment
Use: ground floor: commercial, civic or residential. Upper floors: residential.	A single family residential dwelling is proposed.	The standard is met.
Lot Area: 3,000 SF minimum	The parcel is 30 feet wide by 100 feet deep (3,000 SF).	The standard is met.
Lot Width: 30 feet minimum	The parcel is 30 feet wide.	The standard is met.
Building frontage: 70% of lot width minimum	The building is 20 feet wide maintaining 67% of frontage on the lot.	Staff recommends approval. The applicant is meeting the minimum side yard setback requirements (see below) and as such is meeting the building frontage to the maximum extent possible.
Street Yard: Average street yard for all contributing structures on the block face; Blocks without	A seven (7) foot front yard setback with stairs projecting forward are proposed.	Staff recommends approval. Within the block, contributing buildings exist on the east and far

Standard	Proposed	Comment
contributing structures: Interior lot: five (5) foot minimum to 10 feet maximum; Corner lot: five (5) feet maximum.		west end of the block with setbacks from zero to seven feet. The neighboring building to the immediate west was relocated to the site featuring a deeper front yard setback inconsistent with the historic development pattern.
Rear Yard: Five (5) feet minimum...	An 48 foot rear yard setback is provided with off-street parking spaces for two vehicles.	The standard is met.
Side Yard: 0 feet on any attached side; all other sides five (5) feet minimum.	Five (5) foot side yard setbacks are proposed on the east and west sides.	The standard is met.
Building Height: three (3) stories maximum, two (2) stories minimum on block face with any two-story building, 45 feet maximum. Building height and vertical proportions of building should be in context with contributing structures in the same or adjacent block faces.	Two-stories tall with an overall height of 29 feet – eight inches (29'-8") above grade to the peak of the roof.	The standard is met. Two-story contributing buildings are located in the block face. The proposed two-story height is compatible with the district.
Floor Height Ground floor: 11 foot minimum Upper floors: nine foot (9') minimum	Ground floor: 11 feet – four inches (11'-4") Second floor: nine (9) feet	The standard is met.
Ground floor elevation (foundation): 30 inch minimum, including slab construction. Corner site: no minimum.	The proposed foundation is elevated above grade. Stucco piers with wood hog board infill is proposed.	The foundation height must be 30 inches minimum.
Foundations. Piers constructed of brick, stone or stucco over concrete block are encouraged; slab-on- grade shall be allowed, provided they meet the minimum elevation requirements; the crawl space area, if any between the ground and the foundation shall be filled in with wood lattice, brick or stone, but shall not obscure the piers; all forms of underpinning shall accentuate, rather than obscure, the piers, by recessing at least three inches behind the front edge of the pier.	Concrete block foundation with a stucco stem wall around the porch and house.	The standard is met.

Standard	Proposed	Comment
Exterior Building Walls: blank wall areas shall not exceed 15 feet in vertical direction and 30 feet in the horizontal direction along any street. Wood simulation materials shall be horizontal in configuration and shall be of smooth or rough-sawn finish.	Smooth finish horizontal lap siding (Hardi-Board) is proposed.	The standards are met.
Building entrances shall face the primary street on which the structure is located (normally, the street from which it takes its address). Doors shall be of glass, wood, clad wood, or steel.	The entrance is oriented to 31st Street. A six panel wood door is proposed with a single-light transom above.	The standard is met.
Porches shall be required on all entrance for new ground floor residential construction as follows: Single-family and two-family: a front porch with a minimum of six feet (6') in depth shall be required of a minimum of 50% of the building width.	A full width (100%) front porch with wood steps and decking is proposed with eight inch square wood columns with a cap and base, covered with a shed roof. The porch spans 20 feet and is six feet (6') deep. It will feature a 36 inch tall railing with one inch square wood pickets.	The standards are met.
Windows: Residential facades visible from the public right-of-way (not including lanes) shall incorporate transparent features over at least 30% of the ground floor façade. Window casings and screens on front facades and on sides visible from the street shall be made of metal, wood, or clad wood material. Window glass shall be transparent with no dark tints or mirror effects. Windows shall be taller than they are wide... single-hung, double-hung, awning or casement.	Three bays with independent windows are proposed on the front façade. Windows are one-over-one double hung sash MW Jefferson 400 series PVC or JELDWIN CUSTOM/Norco windows.	The standards are met. Appropriate header, side trim and sills should be installed around casing. These windows have been previously approved in the district as the MW Unity and Norco models.
Roofs visible from the street shall be constructed of clay, concrete tile, standing seam metal, slate or equivalent synthetic, or asphalt shingles. Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12. Shed and porch roofs...shall be pitched between	A front facing gable roof with a 6:12 pitch on the main building is proposed. A shed is proposed on the front porch and canopy over the back door with a 4.5:12 pitch. Eaves overhang one foot – four inches (1'-4") and the gable rakes project eight inches (8"). Both are surfaced in architectural shingles.	The standards are met.

Standard	Proposed	Comment
2:12 and 6:12. Eaves shall extend no less than 12 inches beyond the supporting walls, gable end rakes shall overhang at least eight inches (8"). Soffits shall be placed perpendicular to the building wall.		
Walls and Fences: A privacy fence or wall no more than six (6) feet in height may be installed along the side and rear lot lines.	A six foot tall wood dog-eared fence is proposed at the rear of the property.	The standard is met.
Mechanical Equipment: Air compressors, mechanical pumps, air conditioners and other similar types of equipment shall be placed in rear and side yards, and screened from view if visible from the street.	Air condenser units and trash receptacles are located at the rear of the property and are screened from the street by a wood fence.	The standards are met.

DECISION:

Approval for new construction of a two-story residence at 415 East 31st Street **with the following conditions:**

1. The foundation height must be 30 inches minimum; and
2. Appropriate side trim and sills be installed around window casings.

Ms. Rochelle Toney, City Manager
Design Administrator

Date

Mr. Thomas L. Thomson, P.E., AICP, Executive Director
Chatham County-Savannah Metropolitan Planning Commission

Date

Ms. Sarah Ward, AICP, LEED AP
Director of Historic Preservation

Date

This decision will expire on March 20, 2013.

****Petitioner is required to obtain a building permit in addition to Mid-City approval. Prior to the issuance of the building permit, both sets of permit plans must display the Mid-City approval stamp certifying that the permit plans are consistent with the approved plans. It is the Petitioner's responsibility to submit permit plans to the Preservation Staff for stamp prior to submitting them to Inspections.**

****The green Certificate of Appropriateness approval must be posted at all times during construction in a location next to the building permit and clearly visible to the public.**