

SAVANNAH ZONING BOARD OF APPEALS

MPC STAFF REPORT

PETITIONER: KAREN DICKERSON
1311 East 70th Street
SAVANNAH, GA 314

FILE NO: 12-001448-ZBA

ADDRESS: 826 EAST 33RD STREET

DATE: NOVEMBER 27, 2012

Nature of Request

The petitioner, Karen Dickerson, is requesting approval of a use, number 18F (Group Home for the Elderly, 7-15 persons) in section 8-3025(a), which requires approval from the Zoning Board of Appeals.

Findings

1. The subject property is a non-conforming, 4,155 square foot lot of record located at 826 East 33rd Street and comprising a two-story, seven-bedroom home.
2. The property is zoned R-4 (Four-family Residential). The minimum lot size for a residential lot in the R-4 zoning district is 6,000 square feet.
3. The petitioner is proposing to open a Group Home for the Elderly for seven to 15 persons (use 18F), which is permitted in the district with Zoning Board of Appeals approval.
5. The Board of Appeals shall hear and decide upon requests for permission to establish uses. The application to establish such use shall be approved on a finding by the Board of Appeals that:

- a. **The proposed use does not affect adversely the general plans for the physical development of the city, as embodied in this chapter, and in any master plan or portion thereof adopted by the mayor and aldermen.**

The Future Land Use Map of the Tricentennial Comprehensive Land Use Plan identifies the proposed location as "Single-family Residential" in use. The proposed use of a group home for the elderly may be incompatible with the Land Use Plan, in that communal living arrangements are not traditionally regarded as "single-family."

- b. **The proposed use will not be contrary to the purposes stated for this chapter.**

The proposed use would establish a group care home for seven to 15 unrelated elderly adults in a district intended for single-family and limited multifamily dwellings.

KAREN DICKERSON
12-001448-ZBA
826 EAST 33RD STREET
NOVEMBER 27, 2012

PAGE2

- c. **The proposed use will not affect adversely the health and safety of residents and workers in the city.**

The proposed use, if operated properly, should not adversely affect the health or safety of residents and workers.

- d. **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

The proposed use will probably increase both vehicular and pedestrian traffic in the immediate vicinity, but would not otherwise adversely affect adjacent properties.

- e. **The proposed use will not be affected adversely by the existing uses.**

The proposed use will not be adversely affected existing uses in the vicinity.

- f. **The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.**

The floor plan of the subject property indicates seven bedrooms identified for single and double occupancy. The interior layout of the building appears adequate to the proposed use. There should be little demand on exterior space or parking generated by the proposed use.

- g. **The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.**

The proposed use would generate increased vehicular and pedestrian traffic in the neighborhood.

- h. **The standards set forth for each particular use for which a permit may be granted have been met.**

The standards appear not to have been met, in that the proposed use would allow the equivalent of several families to live in a structure intended for single-family occupancy.

Staff Recommendation

Due to the potential impact of the use on the constrained space and limited access to the subject property, staff recommends **denial** of the requested use approval.