

SAVANNAH ZONING BOARD OF APPEALS

**ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET**

MARCH 23, 2004

2:30 P.M.

FINAL AGENDA

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

I. MINUTES

1. Approval of SZBA Special Meeting Minutes – February 12, 2004
2. Approval of SZBA Minutes – February 24, 2004

II. CONSENT AGENDA

1. Petition of Tom & Maria Burns
B-04-37611-2
524 – 540 East Gwinnett Lane

Nature of Request

The petitioner is requesting to establish a use (inn or apartment hotel not to exceed 15 units) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3028(6) and 8-3163 of the Savannah Zoning Ordinance in order to open a inn with 15 units at 523-531 East Gwinnett Street and 524-540 East Gwinnett Lane, within a 2-R (Victorian Planned Neighborhood Conservation) zoning district.

Summary of Findings: All of the conditions necessary to establish a 15-unit inn appear to be met. An approval should be contingent on a recorded plat and approval of the number of off-street parking spaces.

III. REGULAR AGENDA

1. Continued Petition of Annie Bell Green
B-04-53895-2
4407 Meadow Street

Nature of Request

The petitioner is requesting to establish a use (child care center) and a waiver of the requirement that the proposed use shall abut a collector or greater class of street, which must be approved by the Board of Appeals pursuant to the requirements of Section 8-3025(22b) of the Savannah Zoning Ordinance in order to open a child care center for 12 children at 4407 Meadow Street, within an R-6 (One-Family Residential) zoning district.

Summary of Findings: The conditions necessary for the Zoning Board of Appeals to established a use appear to not be met by the proposed use in this location. A waiver of the street classification requirement is requested.

MORE

2. Continued Petition of Donna M. Swanson, Doug Bean Signs, for
St. George Episcopal Church
B-04-54093-2
15 Willow Road

Nature of Request

The petitioner is requesting an 18 square foot sign area variance and a 7.5 foot sign height variance pursuant to the requirements of Section 8-3002, Definitions - Signs (25) of the Savannah Zoning Ordinance in order to erect an area identification sign at 15 Willow Road, within an R-6 (One-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a sign height and sign area variance do not appear to be met.

3. Continued Petition of Julie Thomas Gerbsch, for
Parent & Child Development Services, Inc.
B-04-54844-2
505 East 54th Street

Nature of Request

The petitioner is requesting to expand a use (eleemosynary or philanthropic institution) which must be approved by the Board of Appeals pursuant to the requirements of Section 8-3025(18) of the Savannah Zoning Ordinance in order to add three buildings for classroom use onto the property for a nine month period in order to renovate an existing facility at 505 East 54th Street, within an R-6 (One-Family Residential) zoning district.

Summary of Findings: It cannot be determined at this time if all of the conditions necessary to expand a use are met. The petitioner should submit a drawn to scale site plan showing the location of the temporary buildings, vehicular access and parking, and fencing or screening of the temporary buildings.

If approved, the expansion should be limited to nine months beginning on the date of the placement of the temporary trailers on the property.

4. Petition of Elizabeth Hoyt-Thetford
B-04-47301-2
17 East 31st Street

Nature of Request

The petitioner is appealing a site plan decision of the Metropolitan Planning Commission pursuant to the requirements of Sections 8-3163(a) and 8-3031(F)(2) of the Savannah Zoning Ordinance regarding the compatibility of the primary exterior construction material proposed for a building at 17 East 31st Street, within R-I-P (Residential-Institutional-Professional) and B-C (Community Business) zoning districts.

Summary of Findings: There appears to be no error in the decision of the MPC in approving the site plan of the college ministry center.

MORE

5. Petition of C. Nancy Wallace
B-04-47559-2
17 East 31st Street

Nature of Request

The petitioner is appealing a site plan decision of the Metropolitan Planning Commission pursuant to the requirements of Sections 8-3163(a) and 8-3031(F)(2) of the Savannah Zoning Ordinance regarding the compatibility of the exterior construction materials proposed for a building at 17 East 31st Street, within R-I-P (Residential-Institutional-Professional) and B-C (Community Business) zoning districts.

Summary of Findings: There appears to be no error in the decision of the MPC in approving the site plan of the college ministry center.

6. Petition of Bernita Murray
B-04-37109-2
1032 Allen Avenue

Nature of Request

The petitioner is requesting a rehearing of a decision by the Savannah Zoning Board of Appeals pursuant to the requirements of Sections 8-3162 and 8-3165 of the Savannah Zoning Ordinance in order to open a child care center for 12 children and a waiver of the requirement that the proposed use shall abut a collector or greater class of street at 1032 Allen Avenue, within an R-4 (Four-Family Residential) zoning district.

Summary of Findings: The conditions necessary for the Zoning Board of Appeals to establish a use appear to not be met by the proposed use in this location and a waiver of the street classification requirement appears to not be justified.

7. Petition of Rev. Charles Primm
B-04-37232-2
1143 East Gwinnett Street

Nature of Request

The petitioner is requesting to establish a use (church) which must be approved by the Board of Appeals, a 16.6 percent lot coverage variance, and a 25 foot rear yard setback variance pursuant to the requirements of Sections 8-3163 and 8-3025 of the Savannah Zoning Ordinance in order to add an office to an existing church at 1143 East Gwinnett Street, within an R-4 (Four-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a building coverage variance and rear yard building setback variance do not appear to be met. All of the conditions necessary to expand a use appear to be met.

MORE

8. Petition of Poticny Deering Felder
Arend Jan de Voest
B-04-37400-2
1 West Jones Street

Nature of Request

The petitioner is appealing a decision of the Director of Inspections pursuant to the requirements of Sections 8-3163 and 8-3025(e) of the Savannah Zoning Ordinance in order to build eight dwelling units at 1 West Jones Street, within an R-I-P-A (Residential, Medium Density) zoning district.

Summary of Findings: There appears to be no error in the decision of the Director of Inspections in determining that six dwelling units are permitted on a 6,000 square foot lot within an R-I-P-A zoning district.

IV. Other Business

V. Adjournment