

**SAVANNAH ZONING BOARD OF APPEALS**

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

**APRIL 27, 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 Minutes – March 23, 2004

**II. CONSENT AGENDA**

1. Petition of Chris Norman  
B-04-35187-2  
302 West Park Avenue

**Nature of Request**

The petitioner is requesting a 24 percent building coverage variance and an 18 foot rear yard setback variance pursuant to the requirements of Sections 8-3028 and 8-3163 of the Savannah Zoning Ordinance in order to build an addition onto an existing house at 302 West Park Avenue, within a 3-R (Victorian Planned Neighborhood Conservation) zoning district.

**Summary of Findings:** All of the conditions required for granting a 24 percent building coverage variance and an 18 foot rear yard setback variance appear to be met.

2. Petition of John Lowe

B-04-35474-2

208 East 48<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting a 6.7 percent building coverage variance pursuant to the requirements of Sections 8-3025 and 8-3163 of the Savannah Zoning Ordinance in order to build an accessory structure at 208 East 48<sup>th</sup> Street, within an R-6 (One Family Residential) zoning district.

**Summary of Findings:** All of the conditions required for granting a 6.7 percent building coverage variance appear to be met.

The petitioner's site plan shows a "carriage house". Two dwellings on the same lot are not permitted with the R-6 zoning district. An approval of the petitioner's request is not an approval of a "carriage house", but an approval of an accessory structure with a bathroom.

**MORE**

3. Petition of Roscoe Sneed  
B-04-35857-2  
1515 East 33<sup>rd</sup> Street

**Nature of Request**

The petitioner is requesting a three percent building coverage variance pursuant to the requirements of Section 8-3025 and 8-3163 of the Savannah Zoning Ordinance in order to build an addition onto an existing house at 1515 East 33<sup>rd</sup> Street, within an R-6 (One Family Residential) zoning district.

**Summary of Findings:** All of the conditions required for granting a three percent building coverage variance appear to be met.

4. Petition of Ronald H. Cohen, for  
Castle Homes Builders  
B-04-59078-2  
421 East Anderson Street

**Nature of Request**

The petitioner is requesting approval of a 1,191 square foot lot area variance for Lot 10-A; a 1,035 square foot lot area variance for Lot 10-B; a 9.2 percent lot area coverage variance for Lot 10-A; a 25 foot rear yard setback variance for Lot 10-A; and a 1 foot side yard setback variance for Lot 10-B pursuant to the requirements of Sections 8-3028, 8-3009, and 8-3163 of the Savannah Zoning Ordinance in order to divide a parcel of land to locate each of two structures on a separate lot at 421 East Anderson Street, within an 1-R (Victorian Planned Neighborhood Conservation) zoning district.

**Summary of Findings:** The proposed subdivision meets the requirements of Section 8-3009 of the City of Savannah Zoning Ordinance.

5. Petition of Whitley Reynolds, for  
Xavier Cervera  
B-04-40018-2  
2017 Habersham Street

**Nature of Request**

The petitioner is requesting a 15 foot lot width variance for Lot A, a five foot lot width variance for Lot B, a five foot side yard setback variance for Lot A along the common property line, a six foot yard setback variance for Lot B along the common property line, a 3,968 lot area variance for Lot A, a 3,521 square foot lot area variance for Lot B, and a seven percent lot area coverage variance for Lot A pursuant to the requirements of Sections 8-3025, 8-3009, and 8-3163 of the Savannah Zoning Ordinance in order to recombine two existing lots to relocate each two residential structures on a separate lot at 2017 Habersham Street, within an R-B (Residential Business) zoning district.

**Summary of Findings:** The proposed subdivision meets the requirements of Section 8-3009 of the City of Savannah Zoning Ordinance.

**MORE**

III. REGULAR AGENDA

1. Continued 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.

2. Poticny Deering Felder  
Arend Jan de Voest  
B-04-34911-2  
1 West Jones Street

**Nature of Request**

The petitioner is requesting a 150 square foot lot area per dwelling unit variance pursuant to the requirements of Sections 8-3025(e) and 8-3163 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:** All of the conditions required for granting a 150 square foot lot area per dwelling unit variance appear to not be met.

3. Petition of The Spriggs Group, P.C.  
C. Kenneth Spriggs  
B-04-35053-2  
202 West Duffy Street

**Nature of Request**

The petitioner is requesting a use (banks and offices, three stories or less) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3028(31) and 8-

3163 of the Savannah Zoning Ordinance in order to open an office at 202 West Duffy Street, within a 3-R (Victorian Planned Neighborhood Conservation) zoning district.

**Summary of Findings:** The conditions necessary for the Zoning Board of Appeals to approve a use appear to be met with the condition that the Zoning Administrator determine the off-street parking required.

**MORE**

4. Petition of Heather Rogers, for  
Mike Milliken  
B-04-35342-2  
427 Montgomery Street

**Nature of Request**

The petitioner is requesting a 300 square foot lot area per dwelling unit variance pursuant to the requirements of Sections 8-3025 and 8-3163 of the Savannah Zoning Ordinance in order to build a fourth apartment within an existing structure at 427 Montgomery Street, within an R-B-C-1 (Residential-Business-Conservation-Extended) zoning district.

**Summary of Findings:** All of the conditions required for granting a 300 square foot lot area per dwelling unit variance appear to not be met.

5. Petition of Serlisa Wright  
B-04-35580-2  
117 West 58<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting a use (child care center) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(22b) and 8-3163 of the Savannah Zoning Ordinance in order to expand a child care center at 117 West 58<sup>th</sup> Street, within an R-4 (Four Family Residential) zoning district.

**Summary of Findings:** The conditions necessary for the Zoning Board of Appeals to expand a child care center appear to not be met.

6. Petition of Brad Baugh  
B-04-35711-2  
911 Whitaker Street

**Nature of Request**

The petitioner is requesting a use (assembly hall) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(17) and 8-3163 of the Savannah Zoning Ordinance in order to open an assembly hall at 911 Whitaker Street, within a 3-R (Victorian Planned Neighborhood Conservation) zoning district.

**Summary of Findings:** The conditions necessary for the Zoning Board of Appeals to approve a use appear to not be met.

7. Petition of Ruth Singleton  
B-04-35976-2  
4711 Sylvan Drive

**Nature of Request**

The petitioner is requesting a use (eleemosynary or philanthropic institution) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(18) and 8-3163 of the Savannah Zoning Ordinance in order to open an eleemosynary or philanthropic institution at 4711 Sylvan Drive, within an R-6 (One Family Residential) zoning district.

**MORE**

**Summary of Findings:** The conditions necessary for the Zoning Board of Appeals to approve a use appear to not be met. Sufficient information to determine if the proposal will meet all requirements of Section 8-3163(b) has not been provided.

**IV. Other Business**

1. Petition of SouthCoast Medical Group, LLC  
Harold B. Yellin, Agent  
B-030603-55754-2  
7215 Seawright Drive  
Request for 1-Year Extension

**V. Adjournment**