

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JUNE 22, 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 – May 25, 2004

II. CONSENT AGENDA

1. Petition of Mercy Housing SouthEast, Inc.
Robin Haddock, Agent
B-04-48203-2
1820 – 1826 Florance Street

Nature of Request

The petitioner is requesting a use (eleemosynary) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025 (a)(18) and 8-3163(b) of the Savannah Zoning Ordinance in order to open an eleemosynary use at 1820-1826 Florance Street. The proposed use includes office space and a medical clinic. The property is within a RM-25 (multifamily residential) zoning district in the Cuyler-Brownsville Planned Neighborhood Conservation District.

Summary of Findings: The conditions necessary for the Zoning Board of Appeals to establish a use appear to be met by the proposed use in this location.

2. Petition of Philip M. Brennan
B-04-48471-2
2419 Riviera Blvd.

Nature of Request

The petitioner is requesting a 5% building coverage variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a single family residence at 2419 Riviera Boulevard, within a R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 4% building coverage variance appear to be met.

MORE

3. Petition of Philip M. Brennan
B-04-48606-2
2419 A Riviera Blvd.

Nature of Request

The petitioner is requesting a 5% building coverage variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a single family residence at 2419A Riviera Boulevard, within a R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 4% building coverage variance appear to be met.

4. Petition of Timothy Woods
B-04-49001-2
127 East 54th Street

Nature of Request

The petitioner is requesting a 7% building lot coverage variance, an 8 foot front yard setback variance, and a 22 foot rear yard setback variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a single family residence at 127 East 54th Street, within a R-6 (One-family Residential) zoning district.

Summary of Findings: All the conditions required for granting a 7% building coverage variance, an 8 foot front yard setback variance and a 22' rear yard setback variance appear to be met.

5. Petition of Larry & Paula Branson
Frank Stevens, Agent
B-04-49128-2
1615 East 50th Street

Nature of Request

The petitioner is requesting a 11% building coverage variance which must be approved by the Board of Appeals pursuant to the requirements off Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to extend a front porch after the demolition of an existing green house at 1615 East 50th Street, within a R-6 (One-family Residential) zoning district.

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

III. REGULAR AGENDA

1. Continued Petition of Potichny Deering Felder
Arend Jan de Voest
B-04-34911-2
1 West Jones Street
(Petition Withdrawn Per Petitioner's Request)

MORE

2. Continued Petition of Melissa Jest, Agent for
Richard Sams
B-04-56608-2
1020 Abercorn Street
(Petition Continued Per Petitioner's Request)

3. Reconsideration of Petition of Vera Guyton
B-04-57287-2
2013 East 58th Street
Nature of Request

The petitioner is requesting a use (child care center) and a waiver of the requirement that such use shall only be permitted on a collector or arterial street which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(22b) and 8-3163(b) of the Savannah Zoning Ordinance in order to expand a child care center at 2013 East 58th Street, within an R-6 (One-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.

4. Petition of Frenchye Bynes-Jones
B-04-48326-2
517 Maupas Avenue
Nature of Request

The petitioner is requesting a 7.6% building lot coverage variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a carport at 517 Maupas Avenue, within a R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a building coverage variance appear not to be met.

5. Petition of Douglas Kaufman
B-04-48739-2
220 East 33rd Street
Nature of Request

The petitioner is requesting the following: 2 foot side yard variance from the street, a 3 foot side yard variance from the adjacent property, a 4 foot 8 inch rear yard variance, a 1 foot 4 inch front yard variance, and a lot area variance required for a duplex which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a duplex at 220 East 33rd Street, within a RM-25 (Multi-family Residential) zoning district.

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Summary of Findings: All of the conditions required for granting a 2 foot side yard setback variance from the street, a 3 foot side yard setback variance from the adjacent property, a 4 foot 8 inch rear yard setback variance, a 1 foot 4 inch front yard setback variance, and a 5,138 square foot lot area variance appear to not be met.

6. Petition of William Jones, Jr.
B-04-49247-2
1911 Staley Avenue

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(b) of the Savannah Zoning Ordinance in order to open a child care center at 1911 Staley Avenue, within a R-6 (One-family Residential) zoning district.

Summary of Findings: The conditions necessary to establish a child care center are not met by the proposed use in this location.

7. Petition of Cingular Wireless & Olympus Properties
Kimberly J. Adams, Agent
B-04-49359-2
10200 Middleground Road

Nature of Request

The petitioner is requesting a use (150 foot monopole telecommunications tower) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025 (b) (43c), 8-3163(b), and 8-3193(2) of the Savannah Zoning Ordinance in order to erect a 150 foot monopole telecommunications tower at 10200 Middleground Road, with a B-N (neighborhood business) zoning district.

Summary of Findings: The conditions necessary for the Zoning Board of Appeals to establish a use (a 150 foot monopole telecommunications tower) appear to be met by the proposed use in this location.

IV. Other Business

V. Adjournment