

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JULY 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 – June 22, 2004

II. CONSENT AGENDA

1. Petition of Charles P. Roberson
B-04-34655-2
6 English Saddle Court

Nature of Request

The petitioner is requesting a 19 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 an addition to an existing building at 6 English Saddle Court, within a PUD-M-12 (Planned Unit Development – Multi-family 12 units per net acre) zoning district.

Summary of Findings: All of the conditions required for granting a 19 foot rear yard setback variance appear to be met.

2. Petition of Eric Howland
B-04-34880-2
2309 Whitaker Street

Nature of Request

The petitioner is requesting a three foot side yard setback variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3063(c) of the Savannah Zoning Ordinance, in order to construct an accessory dwelling structure at 2309 Whitaker Street, within an R-I-P (Residential-Institutional-Professional) zoning district.

Summary of Findings: All of the conditions required for granting a three foot side yard setback variance appear to be met.

3. Petition of Frank & Patricia McIntosh
B-04-35226-2
205 East 50th Street

Nature of Request

The petitioner is requesting a 7.6% lot coverage variance and a four 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 an addition to an existing single family residence at 205 East 50th Street, within an R-6 (One-Family Residential) zoning district.

Summary of Findings: All the conditions required for granting a 7.6 percent building coverage variance and a four foot rear yard setback variance appear to be met.

4. Petition of Gary B. Udinsky
B-04-35740-2
2263 Mosley Street

Nature of Request

The petitioner is requesting two one-foot side yard setback variances 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 2263 Mosley Street, within an R-6 (One-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting two one –foot side yard setback variances for 2263 Mosley Street for construction of single-family dwelling appear to be met.

III. REGULAR AGENDA

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

Nature of Request

The petitioner is requesting to establish 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 an R-6 (One-Family Residential) zoning district. This petition was continued from the June 22, 2004 meeting to clarify information about the play area fence and parking.

Summary of Findings: The conditions necessary to establish a child care center for a maximum of 25 children are met by the proposed use in this location, provided that the site plan is revised to show a six foot high opaque wooden fence on the west and south sides of the play area and a three foot high evergreen hedge along the west side of the parking area.

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2. Petition of Neville Stein, For
Donejo Properties, Inc.
B-04-35105-2
513 West 35th Street

Nature of Request

The petitioner is requesting a two space off-street parking variance and a 53% lot area variance which must be approved by the Board of Appeals, pursuant to the requirements of Sections 8-3025(d) and 8-3163 within an R-M-25(Multifamily Residential, 25 units per net acre) zoning district within the Cuyler-Brownsville Planned Neighborhood Conservation District.

Summary of Findings: All of the conditions required for granting a 53 percent lot area variance appear not to be met.

3. Petition of Ashley W. Smith & Walter Strong, For
Coastal Landmark
B-04-35964-2
5 & 7 East 41st Street

Nature of Request

The petitioner is requesting a 20 foot front yard setback variance, a five foot rear yard setback variance, a 33.75% lot area variance, and a four space off-street parking variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3063(c) of the Savannah Zoning Ordinance, in order to provide parking for two semi-detached single family residences and two accessory dwelling units at 5 and 7 East 41st Street, within a P-R-I-P (Planned Residential-Institutional-Professional Density) zoning district.

Summary of Findings: All of the conditions required to grant the front yard, side yard, rear yard, off-street parking and lot area variances appear to not be met.

IV. Other Business

V. Adjournment