

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

SEPTEMBER 28, 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 – July 27, 2004

II. CONSENT AGENDA

1. Petition of Patricia M. Smith
B-04-57361-2
820 Barnard Street

Nature of Request

The petitioner is requesting a 25 percent building coverage variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3028 and 8-3163(c) of the Savannah Zoning Ordinance, in order to construct a roof over an existing deck at 820 Barnard Street, within a 3-R zoning district, in the Victorian Planned Neighborhood Conservation District.

Summary of Findings: All the conditions required for granting a 25 percent building coverage variance appear to be met.

III. REGULAR AGENDA

1. Continued Petition of Alex & Andre Grikitis
B-04-34309-2
1114 East Broad Street
(Petition Withdrawn Per Petitioner's Request)

2. Continued Petition of Otis Johnson
B-04-34500-2
1908 Linnhurst Drive

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 1908 Linnhurst Drive, within an R-6 (One-family Residential) zoning district.

Summary of Findings: The conditions necessary to establish a use and to waive the street classification requirement for a child care center appear to not be met.

MORE

3. Petition of Thomas & Hutton Engineering
Daniel E. Gay, Jr., For
International Longshoreman's Association
B-04-55667-2
221 N.E. Lathrop Avenue

Nature of Request

The petitioner is requesting approval pursuant to the requirement of Section 8-3093 of the City of Savannah Zoning Ordinance in order to install off-street parking for a multi-use facility containing an office, union hall, community hall and banking office at 221 North East Lathrop Avenue on a lot that is within an R-M-25 (Residential Multi-family, 25 units per net acre) zoning district. Section 8-3093 requires Board of Appeals review of off-street parking, in a residential district, that serves a commercial use. In addition, the petitioner is requesting a 66 space parking variance and a five foot setback variance for a fence buffer pursuant to the requirements of Sections 8-3089 and 8-3066 of the City of Savannah Zoning Ordinance in order to install off-street parking.

Summary of Findings: All of the conditions required for granting variances to eliminate 66 parking spaces and to reduce the buffer setback appear to be met.

4. Petition of The Coastal Empire Habitat for
Humanity
Diane M. Cantor
B-04-56423-2
00 Packard Avenue

(Continued Per Petitioner's Request)

5. Petition of The Coastal Empire Habitat for
Humanity
Diane M. Cantor
B-04-56751-2
00 Temple Street

(Continued Per Petitioner's Request)

6. Petition of The Coastal Empire Habitat for
Humanity
Diane M. Cantor
B-04-57012-2
00 Dancy Street

(Continued Per Petitioner's Request)

7. Petition of The Coastal Empire Habitat for
Humanity
Diane M. Cantor
B-04-57106-2
00 Dancy Street

(Continued Per Petitioner's Request)

MORE

8. Petition of Rosalyn Holderfield, For
The Home Depot
B-04-57240-2
1901 East Victory Drive

Nature of Request

The petitioner is requesting a 20 foot sign height variance, a 131 square foot sign area variance, and a 76 square foot sign area variance pursuant to the requirements of Section 8-3112 in order to install two signs on a freestanding sign pole at 1901 East Victory Drive, within a B-C (Community Business) zoning district.

Summary of Findings: The four conditions required to grant approval of the height and sign area variance appear not to be met.

9. Petition of Vera Guyton
B-04-57507-2
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 to establish a child care center appear to not be met at this location and a waiver of the street classification requirement appears to not be justified.

10. Petition of Douglas Kaufman
B-04-57682-2
308 East 33rd Street

Nature of Request

The petitioner is requesting the following variances: two, two-foot side yard setback variances; a 20 foot rear yard setback variance; a two space off-street parking variance; and a 807 foot minimum lot area 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 308 East 33rd Street, within a RM-25 (Multi-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting two, two-foot side yard setback variances; a 20 foot rear yard setback variance; and a 3,938.5 foot minimum lot area variance appear to be met. The request for a two space off-street parking variance needs further information from the petitioner, including a parking survey.

MORE

11. Petition of Douglas Kaufman
B-04-57818-2
310 – 312 East 33rd Street

Nature of Request

The petitioner is requesting the following variances: two, two-foot side yard setback variances; a 20'4" rear yard setback variance, a four space off-street parking variance; and 5,138 square foot minimum lot area 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 duplex at 310-312 East 33rd Street, within a RM-25 (Multi-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting two, two-foot side yard setback variances; a 20'4" rear yard setback variance, a four space off-street parking variance; and 5,138 square foot minimum lot area variance appear not to be met.

12. Petition of Thelma Lynah
B-04-57934-2
10 West 52nd Street

Nature of Request

The petitioner is requesting an 8.83 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 at 10 West 52nd Street, within an R-4 (Four-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting an 8.83 foot rear yard setback variance do not appear to be met.

13. Petition of Ian Robb
B-04-58281-2
31 East 52nd Street

Nature of Request

The petitioner is requesting a 1.75 foot rear yard setback variance and 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 8-3163(c) of the Savannah Zoning Ordinance, in order to build a detached two-car garage at 31 East 52nd Street, within an R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 1.75 foot rear yard setback variance and a three foot side yard setback variance do not appear to be met.

MORE

14. Petition of Richard Estus
B-04-58392-2
2065 East Victory Drive

Nature of Request

The petitioner is requesting a variance of 185 feet from the distance separation requirement of 500 feet; between separate use signs which must be approved by the Board of Appeals pursuant to Sections 8-3112(l) and 8-3163 of the Savannah Zoning Ordinance, in order to build a separate use sign at 2065 East Victory Drive, within a B-C (Community-Business) zoning district.

Summary of Findings: All of the conditions required for granting a variance of 185 feet from the required distance separation of 500 feet between separate use signs appear not to be met.

15. Petition of Renee M. Reid
B-04-58500-2
111 West Anderson Street

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 8-3028(18) and 8-3163(b) of the Savannah Zoning Ordinance in order to open a child care center at 111 West Anderson Street, within a 3-R (Density range between 35 and 60 dwellings per net acre of residential land) zoning district in the Victorian Planned Neighborhood Conservation District.

Summary of Findings: The conditions necessary to establish a use appear to not be met.

16. Petition of Richard Brown
B-04-58581-2
116 – 118 West 33rd Street and 117 – 119 West 32nd Street

Nature of Request

The petitioner is requesting approval of a 4,115 square foot lot area variance for Lot 18-A; a 3,720 square foot lot area variance for Lot 18-B; a four percent lot coverage variance for Lot 18-A; a eight foot rear yard setback variance for Lot 18-A; and a 11.7 foot rear yard setback variance for Lot 18-B pursuant to the requirements of Sections 8-3025, 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 116-118 West 33rd Street and 117-119 West 32nd Street, within an R-I-P (Residential-Institutional-Professional) zoning district in the Thomas Square Streetcar Historic District.

Summary of Findings: All of the conditions required by Section 8-3009 for granting the following variances appear to be met. For Lot 18-A: a 4,115 square foot lot area variance; a four percent lot coverage variance; a 25 foot front yard setback variance; a 13.7 foot rear yard setback variance; a two foot west side yard setback variance; and a 1.3 east side yard setback variance. For Lot 18-B: a 3,720 square foot lot area variance; a 5.3 front yard setback variance; a 17 foot rear yard setback variance.

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17. Petition of Felicia E. Drayton
B-04-58139-2
1234 East 54th 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 establish a child care center at 1234 East 54th Street, within an R-4 (Four-Family Residential) zoning district.

Summary of Findings: The conditions necessary to establish a use and to waive the street classification requirement for a child care center appear to not be met.

18. Petition of Scott K. Monson, Agent for
D.R. Horton Homes, Inc.
B-04-58365-2

Nature of Request

The petitioner is requesting ten percent building coverage variances for various lots pursuant to the requirements of Sections 8-3025 and 8-3035 of the Savannah Zoning Ordinance in order to build new homes at 13903 Coffee Bluff Road (Coffee Pointe Subdivision), within a PUD-M-3.3 (Planned Unit Development Multifamily-3.3 Units Per Net Acre) zoning district.

Summary of Findings: All the conditions required for granting ten percent building coverage variances for various lots in the Coffee Pointe Subdivision appear to be met.

IV. Other Business

V. Adjournment