

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

NOVEMBER 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 Minutes – October 26, 2004

II. CONSENT AGENDA

1. Continued Petition of Jason Olvey
B-04-55242-2
818 West 37th Street

Nature Of Request:

The petitioner is requesting a 10 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 818 West 37th Street, within an R-M-25 (Multifamily Residential, 25 units per acre) zoning district in the Cuyler-Brownsville Planned Neighborhood Conservation District.

Summary Of Findings: All the conditions required for granting a 10 foot rear yard variance appear to be met.

2. Petition of Murray K. Barnard, A.I.A, For
Coastal Empire Habitat for Humanity
B-04-35903-2
Corner of 57th Street and Jefferson Street

Nature Of Request:

The petitioner is requesting a 6.5 foot rear yard setback variance and a one space off-street parking variance pursuant to the requirements of Section 8-3025(d), of the Savannah Zoning Ordinance in order to construct a single-family dwelling. The subject property is located on a vacant lot at the corner of 57th Street and Crane Street (Jefferson Street) and is zoned R-4 (Four-Family Residential).

Summary Of Findings: All of the conditions necessary to approve a 6.5 rear yard setback variance appear to be met. Staff recommends locating the required parking in the rear yard. If two spaces cannot be accommodated in the rear yard, a one space can be located in the front yard. The petitioner must receive a driveway permit from the Traffic Department.

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3. Petition of Two Stones, LLC
Richard T.B. Stone
B-04-36077-2
3401 Bull Street

Nature Of Request:

The petitioner is requesting approval of a 16 foot 6 inch front yard setback variance, an 11 foot side yard setback variance, and a one foot side yard setback variance pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct a single-family dwelling within an R-4 (Four-Family Residential) zoning district.

Summary Of Findings: All of the conditions required for granting a 16½ foot front yard setback variance, a one foot side yard setback variance, and an 11 foot side yard setback variance appear to be met.

III. REGULAR AGENDA

1. Continued Petition of Albert Faragalli
B-04-55642-2
19 West 37th Street, Lot A

Nature Of Request:

The petitioner is requesting a 2,895 square foot lot area variance, a nine percent building coverage variance, a 9 foot 5 inch side yard setback variance, and a two space off-street parking pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance.

Summary Of Findings: All the conditions required for granting a nine percent building coverage variance, nine foot five inch side yard setback variance, a two space, off-street parking variance, and a 2,895 square foot lot area variance appear to be not met.

2. Continued Petition of Albert Faragalli
B-04-55793-2
15 West 37th Street, Lot B

Nature Of Request:

The petitioner is requesting a 2,895 square foot lot area variance and a two percent building coverage variance pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance.

Summary Of Findings: All the conditions required for granting a 2,895 square foot lot area variance and a two percent building coverage variance appear to be not met.

3. Petition of Poticny Deering Felder
Arend Jan de Voest, For
St. Frances Cabrini
B-04-35764-2
11500 Middleground Road

Nature Of Request:

The petitioner is requesting to establish a use pursuant to the requirements of Section 8-3025(a) of the Savannah Zoning Ordinance in order to construct a new classroom building for a day school (Use 22) at 11500 Middleground Road. The subject property is zoned R-6 (One-Family Residential).

Summary Of Findings: The conditions necessary to intensify a use appear to not be met.

IV. Other Business

1. Election of Officers – Chairman and Vice-Chairman for 2005

V. Adjournment