

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

JANUARY 25, 2005

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 – December 21, 2004

**II. CONSENT AGENDA**

**The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.**

1. Petition of Jay Maupin, EMC Engineering, Agent for  
Housing Authority of Savannah  
B-05-59950-2  
1148 Graydon Street

**Nature of Request**

The petitioner is requesting approval of an 8.3 foot side yard setback variance along Live Oak Street pursuant to the requirements of Sections 8-3057 and 8-3163 of the Savannah Zoning Ordinance in order to construct a single-family dwelling. The subject property is a corner lot located at 1148 Graydon Street and Live Oak Street. The property is zoned R-4 (Four- Family residential).

**Summary Of Findings:** All the conditions for granting a 8.3 foot side yard setback variance appear to be met.

2. Petition of Jay Maupin, EMC Engineering, Agent for  
Housing Authority of Savannah  
B-05-60176-2  
1202 East Waldburg Street

**Nature of Request**

The petitioner is requesting approval of a ten foot side yard setback variance pursuant to the requirements of Sections 8-3057 and 8-3163 of the Savannah Zoning Ordinance in order to construct a single-family dwelling. The subject property is a vacant corner lot located at 1202 East Waldburg Street and Live Oak Street. The property is zoned R-4 (Four- Family Residential).

**MORE**

**Summary Of Findings:** All the conditions for granting a ten foot side yard setback variance appear to be met.

3. Petition of Jay Maupin, EMC Engineering, Agent for  
Housing Authority of Savannah  
B-05-60320-2  
1234 East Waldburg Street

**Nature of Request**

The petitioner is requesting approval of 3.25 foot and 13.25 foot side yard setback variances pursuant to the requirements of Sections 8-3025, 8-3057 and 8-3163 of the Savannah Zoning Ordinance in order to construct a single-family dwelling. The subject property is a vacant corner lot located at 1234 East Waldburg Street and Cedar Street. The property is zoned R-4 (Four- Family Residential).

**Summary Of Findings:** All the conditions for granting of 3.25 foot and 13.25 foot side yard setback variances appear to be met.

4. Petition of Richard Brown, For  
Gail Wheeler  
B-05-60756-2  
3608 Stevens Street

**Nature of Request**

The petitioner is requesting a side yard setback variance of 15 feet and a 29.5 percent building coverage variance pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct an addition onto an existing residence within an R-6 (One Family Residential) zoning district.

**Summary Of Findings:** All the conditions for granting a 15 foot side yard setback variance and a 29.5 percent lot coverage variance appear to be met.

**III. REGULAR AGENDA**

1. Continued Petition of Melvin Clark  
B-04-35860-2  
720 East 41<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of the following variances pursuant to the requirements of Sections 8-3025 and 8-3011 of the Savannah Zoning Ordinance: 1) a 5.5 foot rear yard setback variance and a 1.5 foot side yard setback variance in order to build an addition onto an existing house; 2) a five foot side yard setback variance and five foot rear yard setback variance in order to relocate an accessory structure; and, 3) a 2.4 percent building coverage variance. The subject property is located at 720 East 41<sup>st</sup> Street and is zoned R-6 (One-Family Residential).

**MORE**

**Summary Of Findings:** All of the conditions required for granting the following variances do not appear to be met: 1) a 5.5 foot rear yard setback variance and a 1.5 foot side yard setback variance in order to build an addition onto an existing house; 2) a five foot side yard setback variance and five foot rear yard setback variance in order to relocate an accessory structure; and 3) a 2.4 percent building coverage variance.

2. Petition of Erik S. Vadersen  
B-05-60595-2  
529 East 44<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting a rear yard setback variance of 25 feet and a 7.12 percent building coverage variance pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct an addition onto an existing structure and to combine two existing structures within an R-6 (One Family Residential) zoning district.

**Summary Of Findings:** All of the conditions required for granting a 25 foot rear yard setback variance and a 7.12 percent lot coverage variance appear not to be met.

**IV. Other Business**

**V. Adjournment**

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