

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

APRIL 26, 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 – March 22, 2005

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 Erica S. Jackson-Jones, Agent for
Faith on the Move Ministries, Inc.
B-05-40432-2
810 East Broad Street

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 child care center (Use 22b). The subject property is zoned P-R-4 (Planned Four-Family Residential).

Summary of Findings: The conditions necessary to approve establishment of the proposed use (child care center) appear to be met.

2. Petition of William J. Grotto, For
MG National Construction, Inc.
B-05-41673-2
924 West 52nd Street

Nature of Request

The petitioner is requesting approval of a one foot side yard setback variance from the requirement of five feet, a 12 foot side yard setback variance from the requirement of 15 feet, and a 10.8 percent lot coverage variance from the requirements of 30 percent of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a residential dwelling at 924 West 52nd Street within an R-6 zoning district.

Summary of Findings: All of the conditions required for granting a 1 foot side yard setback variance, a 12 foot side yard setback variance, and a 10.8 percent lot coverage variance appear to be met.

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3. Petition of Jason Miller
B-05-42370-2
4507 Meadow Street

Nature of Request

The petitioner is requesting a 25 foot rear yard setback variance from the 50 foot rear yard setback requirement and a four foot front yard setback variance from the 25 foot front yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a residential dwelling at 4507 Meadow Street within an R-20 (One-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 25 foot rear yard setback variance and a four foot front yard setback variance appear to be met.

4. Petition of Arthur L. Grant / Betty J. Grant
B-05-42499-2
921 Lynah Street

Nature of Request

The petitioner is requesting a 13 foot four inch side yard setback variance from the 15 foot side yard setback requirement and a six percent building coverage variance from the 30 percent requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to build a residential dwelling at 921 Lynah Street within an R-6 (One-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 13 foot four inch side yard setback variance and a six percent building coverage variance appear to be met.

5. Petition of Harold Yellin & Neil Dawson
B-05-42825-2
501 East Bay Street

Nature of Request

The petitioner is requesting a 100 percent lot coverage variance to the 50 percent lot coverage allowed by Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct an office building within a R-B-C (Residential-Business-Conversion) district.

Summary of Findings: All of the conditions required for granting a 100 percent lot coverage variance appear to be met.

6. Petition of Glynis M. Rivers, Pitts
B-05-86723-2
903 Crosby Street

Nature of Request

The petitioner is requesting a five foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to build an addition onto a house at 903 Crosby Street within an R-6 (One-Family Residential) zoning district.

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

III. Regular Agenda

1. Petition of Larry Wilson
B-05-40894-2
115 Bellingrath Court

Nature of Request

The petitioner is requesting approval of an 11 foot rear yard setback variance from the 25 foot rear yard setback requirement of Sections 8-3025, 8-3034, and 8-3035 of the Savannah Zoning Ordinance in order to build an addition onto a residential dwelling at 115 Bellingrath Court within a PUD-R (Planned Unit Development Residential) zoning district.

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

2. Petition of Cynthia M. Jones
B-05-41086-2
2009 Gladstone Street

Nature of Request

The petitioner is requesting to establish a use and requesting a waiver of the requirement that said use be located on a collector or arterial street pursuant to the requirements of Section 8-3025(a) of the Savannah Zoning Ordinance in order to construct a child care center (Use 22b). The subject property is zoned R-6 (One-Family Residential).

Summary of Findings: The conditions necessary to approve establishment of the proposed use (child care) and the waiver of the requirement to be located on a collector or arterial street appear not to be met.

3. Petition of Charlotte Cribbs, Agent for
Trustees Garden Development, LLC.
B-05-41323-2
60 East Broad Street

Nature of Request

The petitioner is requesting a two foot lot width variance to the 20 foot lot width requirement and a 25 percent lot coverage variance to the 75 percent lot coverage allowed for Lot 5; a two percent lot coverage variance to the 75 percent lot coverage allowed for Lot 10; and a 10 percent lot coverage variance to the 75 percent lot coverage allowed for Lot 11 pursuant to Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct single family residences within a R-I-P-B (Residential-Medium Density) zoning district.

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Summary of Findings: All of the conditions required for granting a two foot lot width variance and a 25 percent lot coverage variance for Lot 5; a two percent lot coverage variance for Lot 10; and a 10 percent lot coverage variance for Lot 11 appear not to be met.

4. Petition of Larry D. Clark
B-05-41835-2
2037 East 37th Street
(Continued Per Zoning Administrator's Request)

5. Petition of Mr. & Mrs. William Wright, Jr.
B-05-42175-2
22 Dianne MacKenzie Way

Nature of Request

The petitioner is requesting a rear yard setback variance of 14 feet pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct a room addition within a PUD-M-5 (Planned Unit Development-Multi-Family, five units per acre) zoning district.

Summary of Findings: All conditions required for granting a 14 foot rear yard setback variance appear not to be met.

6. Petition of Enrique J. Lacanilao
B-05-42662-2
1101 East 48th Street

Nature of Request

The petitioner is requesting a four foot rear yard setback variance, a four foot side yard setback variance, and a 24 percent building coverage variance pursuant to the requirements of Section 8-3025(d); and an extension of a non-conforming use pursuant to Section 8-3163(d) of the Savannah Zoning Ordinance in order to expand an existing garage apartment within a R-6 (One-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a four foot rear yard setback variance, a four foot side yard setback variance, and a 24 percent lot coverage variance as well as an extension of a non-conforming use appear not to be met.

7. Petition of Bernard Steplight
B-05-42984-2
409 West 36th Street

Nature of Request

The petitioner is requesting a 1,935 square foot lot area variance and a 15 foot lot width variance pursuant to the requirements of Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct a two-family dwelling within a R-B (Residential-Business) zoning district.

Summary of Findings: All conditions required for granting a 1,935 square foot lot area variance and a 15 foot lot width variance appear not to be met.

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8. Petition of Bishop James McKenzie, For
Tree of Life Holiness Church
B-05-43135-2

Nature of Request

The petitioner is requesting a use approval in order to expand a church and a 24.7 foot rear yard setback variance from the 25 foot rear yard setback requirement of Sections 8-3163 and 8-3025 of the Savannah Zoning Ordinance at 1711 Coventry Street within an R-4 (Four-Family Residential) zoning district.

Summary of Findings: The conditions necessary to intensify a use appear to be met. All conditions required for granting a 25 foot rear yard setback variance appear not to be met.

9. Petition of Ivorn Givens
B-05-86474-2
1611 Pendleton Street

Nature of Request

The petitioner is requesting a ten foot and a five foot side yard setback variance from the 15 foot side yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a residential dwelling at 1611 Pendleton Street within an R-20 (One-Family Residential) zoning district.

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

IV. Other Business

V. Adjournment