

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

MAY 24, 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 – April 26, 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 Joseph Benniefield, Jr.
B-05-40237-2
2002 – 2004 Bullock Street

Nature of Request

The petitioner is requesting approval of a five foot side yard setback variance, a 15 foot front yard setback variance, and a 20 foot rear yard setback variance pursuant to the requirements of Sections 8-3025, 8-3029 and 8-3057 of the Savannah Zoning Ordinance in order to build a new single-family dwelling within a RM-25 PNC (Multi-family Residential, 25 units per net acre, Cuyler-Brownsville Planned Neighborhood Conservation Overlay) zoning district.

Summary of Findings: All conditions required for granting a five foot side yard setback variance, a 15 foot front yard setback variance, and a 20 foot rear yard setback variance appear to be met.

2. Petition of Bryant Dunn
B-05-40630-2
301 – 307 West Henry Street & 1309 Jefferson Street

Nature of Request

The petitioner is requesting approval of the following pursuant to the requirements of Sections 8-3028 and 8-3009 of the Savannah Zoning Ordinance: Lot area variances of 358 square feet for Lot 78A and 386 square feet for Lot 74A; a lot wide variance of eight feet for Lot 78A; rear yard setback variances of 20 feet for Lot 72A, 9 feet for Lot 74A, and 22 feet for Lot 78A; side yard setback variances of four feet for Lots 74A and 76A; and a lot coverage variance of 16 percent for Lot 78A in order to recombine two parcels of land into four parcels to locate four existing residential structures on separate lots. The subject property is located at 301 – 307 West Henry Street & 1309 Jefferson Street within the 3-R (Victorian Planned Neighborhood Conservation) district).

Summary of Findings: All of the conditions necessary for granting variances of lot area, lot width, rear and side yard setbacks and lot coverage for four lots in accordance with the requirements of Section 8-3009 and Section 8-3028 of the City of Savannah Zoning Ordinance appear to be met.

3. Petition of A. Fox construction, Inc.
B-05-40856-2
132 Ferrill Street

Nature of Request

The petitioner is requesting approval of a seven foot side yard setback variance from the 15 foot side yard setback requirement of Section 8-3057 of the Savannah Zoning Ordinance in order to build a new residential dwelling. The subject property is located at 132 Ferrill Street. The property is zoned R-4 (Four-Family Residential).

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

4. Petition of Fred S. Stringer, Sr.
B-05-41054-2
528 – 544 Huntingdon Street & 539 – 547 Hartridge Lane

Nature of Request

The petitioner is requesting approval of lot width variances ranging from 4.43 feet to 5.4 feet from the required minimum of 20 feet for 10 lots, and building coverage variances ranging from six percent to 20 percent from the maximum allowed lot coverage of 75 percent for eight lots in accordance with the requirements of Section 8-3009 and Section 8-3025 of the City of Savannah Zoning Ordinance. All of the lots are located within the recently platted Huntingdon Subdivision.

Summary of Findings: All of the conditions necessary for granting lot width variances ranging from 4.43 feet to 5.4 feet and building coverage variances ranging from six percent to 20 percent for eight lots in accordance with the requirements of Section 8-3009 and Section 8-3025 of the City of Savannah Zoning Ordinance for the recently platted Huntingdon Subdivision appear to be met.

5. Petition of Helen A. Miltiades
B-05-41657-2
417 & 421 East 49th Street

Nature of Request

The petitioner is requesting approval of a 1,279 square foot lot area variance from the 6,000 square foot lot area requirement of Section 8-3025; a 3.3 percent lot coverage variance from the maximum permitted 30 percent allowed by Section 8-3025; a 15.03 foot lot width variance from the 60 foot lot width minimum requirement of Section 8-3025; and a two foot side yard setback variance from the five foot side yard setback requirement of Section 8-3025 for Lot 57-A-2 in the Miltiades Recombination Subdivision. The petitioner is also requesting approval of a 12.7 percent lot area coverage variance from the maximum permitted 30 percent allowed by Section 8-3025; and a four foot side yard setback variance from the five foot side yard setback

requirement of Section 8-3025 of the City of Savannah Zoning Ordinance for Lot 55-A-1 in the Miltiades Recombination Subdivision. Whereas the subject properties are located within a historic district, the requested variances are also made pursuant to the requirements of Section 8-3009 of the City of Savannah Zoning Ordinance.

Summary of Findings: All of the conditions required for granting a 1,279 square foot lot area variance; a 3.3 percent lot coverage variance; a 15.03 foot lot width variance; and a two foot side yard setback variance for Lot 57-A-2, and a 12.7 percent lot area coverage variance; and a four foot side yard setback variance for Lot 55-A-1 in the Miltiades Recombination Subdivision appear to be met.

III. REGULAR AGENDA

1. Continued 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.

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

Nature of Request

The petitioner is requesting to establish a child care center 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. The subject property is zoned R-6 (One-Family Residential). The petition was continued at the April 26, 2005 meeting to allow the applicant an opportunity to secure a legal agreement with the adjoining property for vehicular access.

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. Continued Petition of Larry D. Clark
B-05-41835-2
2037 East 37th Street

Nature of Request

The petitioner is requesting approval of a variance of the requirements of Section 8-3025(d) Use 51 d. (3) that prohibit the establishment of an automobile body repair and paint shop along a block face that contains an existing dwelling unit. The subject property is zoned B-C (Community Business).

Summary of Findings: All of the conditions necessary for granting a variance of the requirements of Section 8-3025(d) Use 51 d. (3) that prohibit the establishment of an automobile body repair and paint shop along a block face that contains an existing dwelling unit appear not to be met.

4. Petition of Dorsey M. Pierce, For
Donejo Properties, Inc
B-05-35968-2
623 West 36th Street

Nature of Request

The petitioner is requesting a 2,993 square foot lot area variance pursuant to the requirement of Section 8-3029 of the Savannah Zoning Ordinance in order to convert a single-family dwelling into a two-family dwelling within a RM-25 PNC (Multi-family Residential, 25 units per net acre) Cuyler-Brownsville Planned Neighborhood Conservation District.

Summary of Findings: All conditions required for granting a 2,993 square foot lot area variance appear not to be met.

5. Petition of Cynthia Pace
B-05-36415-2
1201 Elliott Avenue

Nature of Request

The petitioner is requesting to establish a child care center (Use 22b) 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 of the Savannah Zoning Ordinance. The subject property is zoned R-4 (Four-family Residential).

Summary of Findings: The conditions necessary to approve the 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.

6. Petition of Harold Yellin, Agent for
James F. Zipperer, III and David & Annette Dirlam
B-05-36642-2
12 Price Street

Nature of Request

The petitioner is requesting approval of a variance from Section 8-3082(r) of the Savannah Zoning Ordinance which requires remote off-street parking spaces to be no more than 150 feet distance from the use served. The subject property is presently zoned RIP-A (Residential-Medium Density).

Summary of Findings: All of the conditions necessary for granting a variance from the requirements of the Savannah Zoning Ordinance that requires remote off-street parking spaces to be no more than 150 feet distance from the use served appear not to be met.

7. Petition of Bernita Murray
B-05-37140-2
1032 Allen Avenue

Nature of Request

The petitioner is requesting approval to establish a use (child care center) and a waiver of the requirement that the proposed use shall abut a collector or greater classification of street, which must be approved by the Board of Appeals pursuant to the requirements of Section 8-3025(22b) of the Savannah Zoning Ordinance in order to expand a child care center from 12 to 18 children. This property is within an R-4 (Four-Family Residential) zoning district.

Summary of Findings: All of the conditions necessary to expand a child care center from 12 to 18 children appear to not be met and a waiver of the street classification requirement appears to not be justified.

8. Petition of LaTisha R. Blake
B-05-40436-2
1337 Seiler Avenue

Nature of Request

The petitioner is requesting approval of an application to establish a childcare center for 12 children and a waiver of the requirement that the center be located on either a collector or arterial street. Use approval must be obtained in accordance with Section 8-3163(b) of the City of Savannah Zoning Ordinance. The subject property is located at 1337 Seiler Avenue. The property is zoned R-6 (One-family Residential).

Summary of Findings: The conditions necessary to approve the 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.

9. Petition of Harold Yellin, Agent for
Kathryn Hoover, Susan Cavin, & Marie Rouleau
B-05-41458-2
1111 – 1123 DeLesseps Avenue

Nature of Request

The petitioner is requesting approval of an off-site parking facility for a commercial use in accordance with the requirements of Section 8-3093 of the Savannah Zoning Ordinance.

Summary of Findings: The requirements necessary to grant approval of an off-site parking facility for commercial use in accordance with Section 8-3093 appear to be met.

IV. Other Business

1. Rules and Procedures

V. Adjournment