

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JUNE 28, 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 – May 24, 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 Matthew Deacon
B-05-38923-2
1114 East Broad Street

Nature of Request

The petitioner is requesting approval of a 10 foot side yard setback variance to the 15 foot side yard setback requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 1114 East Broad Street. The property is zoned P-R-4 (Planned Four-Family Residential).

Summary of Findings: All conditions required for granting a 10 foot side yard setback variance appear to be met.

2. Petition of Nikki Yaworsky, For
Bazil Eurocafe
B-05-39964-2
2430 Habersham Street

Nature of Request

The petitioner is requesting approval of an application to establish a restaurant with alcohol sales (wine) pursuant to Section 8-3163 of the City of Savannah Zoning Ordinance. The subject property is located at 2430 Habersham Street. The property is zoned TC-1 (Traditional Commercial-Neighborhood).

Summary of Findings: All conditions necessary for granting use approval to allow wine only sales in conjunction with a restaurant in the TC-1 district appear to be met.

MORE

III. REGULAR AGENDA

1. Petition of Enrique J. Lacanilao
B-05-39052-2
1101 East 48th Street

Nature of Request

The petitioner is requesting approval of a four foot rear yard setback variance from the five foot rear yard setback required, and a 16.03 percent lot coverage variance from the 30 percent lot coverage allowed by Section 8-3025; and approval of a request for an extension of a non-conforming use pursuant to Section 8-3163 of the City of Savannah Zoning Ordinance in order to expand an existing garage apartment. The subject property is located at 1101 East 48th Street. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions required for granting a four foot rear yard setback variance and, a 16.03 percent lot coverage variance as well as an extension of a non-conforming use appear not to be met.

2. Petition of Karen M. Rivers
B-05-39441-2
2302 East DeRenne Avenue

Nature of Request

The petitioner is requesting approval of an application to establish a child care center for 12 children pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property is located at 2302 East DeRenne Avenue. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions necessary to approve the establishment of the proposed use (child care center for 12 children) appear not to be met.

3. Petition of James E. Grant
B-05-39668-2
4318 Fayette Street

Nature of Request

The petitioner is requesting approval of a seven foot front yard setback variance to the required 50 foot front yard setback (from street centerline) requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 4318 Fayette Street. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions required to grant to grant the requested front yard setback variance appear to be met. It is recommended, however, that the petition be denied as filed, and that consideration be given to the following:

Approval of a 5 foot rear yard setback variance, and,
Approval of a 6½ foot front yard setback variance.

Subject to the following condition:

- That upon issuance of building permits, the parcel be readdressed to 1410 Pendleton Street.

4. Petition of Jerry Gibbons, For
Agape Church of Jesus Christ
B-05-39821-2
1101 Love Street

Nature of Request

The petitioner is requesting approval of a 15.33 foot rear yard setback variance from the 25 foot rear yard setback required, and a 7.7 percent lot coverage variance from the 35 percent lot coverage allowed by Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct an addition onto an existing building. The subject property is located at 1101 Love Street. The property is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions required to grant a 15.33 foot rear yard setback variance and a 7.7 percent lot coverage variance appear not to be met. Permission to extend the non-conforming use as required by Section 8-3132 is left to the discretion of the Board of Appeals.

5. Petition of Beth Williams, For
Ernest Homes, LLC
B-05-40102-2
9 Iron Horse Spur
(Petition Continued Per Staff's Request)

6. Petition of Annie Bell Green
B-05-40224-2
4407 Meadow Avenue

Nature of Request

The petitioner is requesting approval of an application to establish a child care center for 18 children, and is seeking 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 City of Savannah Zoning Ordinance. The subject property is located at 4407 Meadow Avenue. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions necessary to approve the establishment of the proposed use (child care center for 18 children) and the waiver of the requirement that the use be located on a collector or arterial street appear not to be met.

7. Petition of Rosalyn Yvette Gooddine
B-05-40368-2
11908 Idlewood Drive

Nature of Request

The petitioner is requesting approval of an application to establish a child care center for 12 children, and is seeking 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 City of Savannah Zoning Ordinance. The subject property is located at 11908 Idlewood Drive. 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 center for 12 children) and the waiver of the requirement to be located on a collector or arterial street appear not to be met.

8. Petition of Trever H. Wells
B-05-40468-2
116 East Taylor Street

Nature of Request

The petitioner is requesting approval of a seven percent lot coverage variance to the 75 percent lot coverage permitted pursuant to Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. Property: The subject property is located at 116 East Taylor Street. The property is zoned RIP-A (Residential-Medium Density).

Summary of Findings: All conditions required for granting a seven percent lot coverage variance appear not to be met.

9. Petition of Richard Dodd
B-05-40584-2
103 Back Street

Nature of Request

The petitioner is requesting approval of a four foot side yard setback variance to the ten foot side yard setback requirement of Section 8-3011 of the Savannah Zoning Ordinance in order to construct an accessory structure in the front yard of a river lot. The subject property is located at 103 Back Street. The property is zoned R-10 (One-Family Residential).

Summary of Findings: All conditions necessary for granting a four foot side yard setback variance appear not to be met.

IV. Other Business

V. Adjournment