

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

AUGUST 23, 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 – July 26, 2005

II. REGULAR AGENDA

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

2. Continued 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 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. Continued Petition of Barbara Hamilton
B-05-47490-2
1111 East Park 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, located at 1111 East Park Avenue, is zoned R-4 (Four-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.

MORE

4. Petition of Marie W. Dixon
B-05-39497-2
1443 East 38th Street

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, located at 1443 East 38th Street, 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) and the waiver of the requirement that the use be located on a collector or arterial street appear not to be met.

5. Petition of Calvin Wright
B-05-39703-2
131 King Street

Nature of Request

The petitioner is requesting approval of a ten foot lot width variance to the 60 foot minimum lot width requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to create two substandard lots. The subject property, located at 131 King Street, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the requested lot split appear not to be met.

6. Petition of Tangelia C. Habersham
B-05-39848-2
1912 East 50th Street

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, located at 1912 East 50th Street, 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) and the waiver of the requirement that the use be located on a collector or arterial street appear not to be met.

MORE

7. Petition of H. Ronald Freeman, For
First City Builders, Inc.
B-05-39990-02
328 Tibet Avenue

Nature of Request

The petitioner is requesting approval of a one foot rear yard setback variance to the 25 foot rear yard setback requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a town home residential development. The subject property, located at 328 Tibet Avenue, is zoned R-M-25 (Multi-Family Residential-25 Units per Acre).

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

8. Petition of Katrina Robinson
B-05-40124-2
720 Beauregard

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 collector or arterial street pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 720 Beauregard Street, 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) and the waiver of the requirement that the use be located on a collector or arterial street appear not to be met.

9. Petition of Lominack Kolman Smith Architects
Anne Smith
B-05-40342-2
15 East 48th Street

Nature of Request

The petitioner is requesting approval of a three foot rear yard setback variance from the five foot rear yard setback required for accessory structures pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to reconstruct an accessory structure within the footprint of an existing accessory structure. The subject property, located at 15 East 48th Street, is zoned R-6 (One-Family Residential). The property is located within the Ardsley Park Chatham Crescent Historic District.

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

MORE

10. Petition of Annette Cuyler
B-05-40511-2
10 Barton Street

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, located at 10 Barton Street, is zoned R-4 (Four-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.

11. Petition of Stephen D.L. Martin
B-05-40691-2
516 East Park Avenue

Nature of Request

The petitioner is requesting approval of a three foot lot width variance to the 30 foot minimum lot width required, and a 1,570 square foot lot area variance to the 3,000 square foot minimum lot area required by Section 8-3028 of the Savannah Zoning Ordinance in order to create a substandard lot. The subject property, located at 516 East Park Avenue is zoned Victorian P-N-C [1-R] (Victorian Planned Neighborhood Conservation).

Summary of Findings: All of the conditions necessary for granting the lot split as requested and the subsequent variances attendant thereto appear not to be met.

IV. Other Business

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

V. Adjournment