

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

SEPTEMBER 27, 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 – August 23, 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 Anthony Gadson
B-05-50368-2
0 Pendleton Street

Nature of Request

The petitioner is requesting approval of a nine foot side yard setback variance on each side 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 0 Pendleton Street. The property is zoned R-20 (One-Family Residential).

Summary of Findings: All conditions necessary for granting a side yard setback variance for both sides of the subject property appear to be met.

2. Petition of Andrea Denker, For
Robertson Holdings, dba
The Caledonian
B-05-50794-2
2517 Abercorn Street

Nature of Request

The petitioner is requesting approval of an application to establish a bar pursuant to the requirements of Section 8, Chapter 3, and Article K of the City of Savannah Zoning Ordinance. The subject property is located at 2517 Abercorn Street. The property is zoned TC-1 (Traditional Commercial).

Summary of Findings: The conditions necessary for granting use approval for a bar appear to be met.

3. Petition of Benjamin S. Eichholz
B-05-51119-2
538 – 544 East 31st Street

Nature of Request

The petitioner is requesting approval of a ten 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 two-family residence. The subject property is located at 538 – 544 East 31st Street. The property is zoned R-M-25 (Multi-Family Residential-25 units per acre).

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

4. Petition of Matthew Bush, For
Tony Phillips
B-05-56864-2
313 & 319 Abercorn Street

Nature of Request

The petitioner is requesting approval of an application to establish a neighborhood service facility (Pastry Shop, Use 67) pursuant to the requirements of Section 8-3163 of the City of Savannah Zoning Ordinance. The subject property is located at 313 & 319 Abercorn Street. The property is zoned R-I-P-A (Residential, Medium Density).

Summary of Findings: All conditions necessary for granting use approval for a neighborhood service facility (pastry shop) appear to be met.

III. REGULAR AGENDA

1. 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.

MORE

2. Continued Petition of Beth Williams, For Ernest Homes, LLC
B-05-40102-2
9 Iron Horse Spur

Nature of Request

The petitioner is requesting approval of a five 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 single family residence. The subject property, located at 9 Iron Horse Spur, is zoned PUD-M-6 (Planned Unit Development Multifamily- 6 Units per Acre).

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

3. Petition of Stuart Sleper
B-05-50612-2
534 East 58th Street

Nature of Request

The petitioner is requesting approval of 16 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 an addition onto an existing single family residence. The subject property is located at 534 East 58th Street. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All conditions necessary for granting a 16 foot rear yard setback variance appear not to be met.

4. Petition of Troy & Letricia Steed
B-05-51355-2
830 East Anderson Street

Nature of Request

The petitioner is requesting approval of a 660 square foot lot area variance from the 7,380 square foot lot area minimum required pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property is located at 830 East Anderson Street. The property is zoned R-4 (Four-Family Residential).

Summary of Findings: All conditions necessary for granting a 600 square foot lot area variance appear not to be met.

5. Petition of Harold B. Yellin, Agent for
BC President, Inc. (Best Cleaners)
B-05-51708-2
640 President Street

Nature of Request

The petitioner is requesting approval of an application to establish a dry cleaning plant (Use 83n) pursuant to the requirements of Section 3-8025 of the Savannah Zoning Ordinance. The subject property is located at 640 President Street. The property is zoned R-B-C (Residential-Business-Conservation).

Summary of Findings: All of the conditions necessary for granting use approval for a dry cleaning plant appear not to be met.

6. Petition of Fred L. Jefferson, Jr.
B-05-52395-2
2227 Florida Avenue

Nature of Request

The petitioner is requesting approval of a seven foot side yard variance to the 15 foot side yard setback requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property is located at 2227 Florida Avenue. The property is zoned R-4 (Four-Family Residential).

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

IV. Other Business

1. Request for Reconsideration
Petition of Marie W. Dixon
B-05-39497-2
1443 East 38th Street
2. Request for Reconsideration
Petition of Petition of Annette Cuyler
B-05-40511-2
10 Barton Street
3. Election of Officers – Chairman and Vice-Chairman for 2006

V. Adjournment