

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

OCTOBER 25, 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 – September 27, 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 Dennis Hall
B-050928-42209-2
0 Ryals Avenue

Nature of Request

The petitioner is requesting approval of a 15½ foot front yard setback variance from the 25 foot front yard setback requirement, a 20 foot rear yard setback variance from the 25 foot rear yard setback requirement, and a 1.5 percent lot coverage variance from the 30 percent maximum lot coverage allowed pursuant to Section 8-3025 of the Savannah Zoning Ordinance. The subject property is located at 0 Ryals Street. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All conditions necessary for granting setback and lot coverage variances for the subject property appear to be met.

2. Bentley Louviere, For
Daiquiri Beach
B-051006-52786-2
11215 Abercorn #B

Nature of Request

The petitioner, Bentley Louviere on behalf of Daiquiri Beach, is requesting approval of an application to establish a cocktail lounge (Use 48b) pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property is located at 11215 Abercorn Street #B. The property is zoned B-N (Neighborhood-Business).

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

MORE

III. ITEMS REQUESTED TO BE CONTINUED

1. Petition of Wiley A. Wasden, III, For
National Wireless Construction, LLC (NWC)
B-050928-41679-2
705 East Anderson Street
Due to petitioner's posting error, this item will be continued to the November 22, 2005 meeting.

IV. REGULAR AGENDA

1. Continued 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.

2. Petition of Mark Besser
B-050928-42427-2
12441 Northwood Road
Nature of Request
The petitioner is requesting approval of a one foot side yard setback variance to the five foot side yard setback requirement, and a 1½ foot rear yard setback variance from the five foot rear yard setback requirement for an accessory structure in the rear yard pursuant to Section 8-3011 of the Savannah Zoning Ordinance; and a 1.54 percent lot coverage variance from the 30 percent lot coverage maximum allowed by Section 8-3025 of the Savannah Zoning Ordinance in order to legalize an existing accessory use. The subject property is located at 12441 Northwood Road. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All conditions necessary for granting setback and lot coverage variances for the subject property appear not to be met.

MORE

3. Petition of David Hilgendorf
B-050928-42587-2
104 Virginia Avenue

Nature of Request

The petitioner is requesting approval of an 817 square foot lot area variance, and a 1,598 square foot lot area variance in order to subdivide an existing lot into two lots. Section 8-3025 of the Savannah Zoning Ordinance requires a minimum lot area of 6,000 square feet. The subject property is located at 104 Virginia Avenue. The property is zoned R-6 (One-Family Residential).

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

4. Petition of Geoff Albert, For
RGP, LLC
B-050928-42699-2
1002 Drayton Street

Nature of Request

The petitioner, Geoff Albert, For / RGP, LLC, is requesting approval of an application to establish an inn (Use 6) pursuant to the requirements of Section 8-3028(d) of the Savannah Zoning Ordinance. The subject property is located at 1002 Drayton Street. The property is zoned 2-R (Victorian Planned Neighborhood Conservation District – 2-R).

Summary of Findings: The conditions necessary for granting use approval for an inn do not appear to be met.

V. 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

VI. Adjournment