

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

JANUARY 24, 2006

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 – December 20, 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 Aaron Fox, For  
AFOX Construction, Inc.  
B-051221-57899-2  
1102 Richards Street

**Nature of Request**

The petitioner is requesting approval of an 11½ foot side yard setback variance to the 15 foot side yard setback requirement of Section 8-3057 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 1102 Richards Street. The property is zoned R-4 (Four-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting an 11½ foot side yard setback variance for the purpose of constructing a single family residence appear to be met.

2. Petition of Oddie Lockett  
B-051222-62131-2  
618 East Duffy Lane

**Nature of Request**

The petitioner is requesting approval of a 39 foot front yard setback variance to the 40 foot front yard setback requirement; a 15 foot rear yard setback variance to the 25 foot rear yard setback requirement; a four (4) foot side yard setback variance to the five (5) foot side yard setback requirement; and a two (2) percent lot coverage variance to the 50 percent lot coverage allowed in Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 618 East Duffy Lane. The property is zoned P-R-4 (Planned Four-Family Residential).

**MORE**

**Summary of Findings:** It appears that all conditions necessary for granting a 39 foot front yard setback variance to the 40 foot front yard setback requirement; a 15 foot rear yard setback variance to the 25 foot rear yard setback requirement; a four (4) foot side yard setback variance to the five (5) foot side yard setback requirement; and a two (2) percent lot coverage variance to the 50 percent lot coverage allowed have been met.

3. Petition of Kern – Coleman & Co.  
B-051222-62234-2  
N.W. Corner of Duffy and Bull Streets

**Nature of Request**

The petitioner is requesting approval of an application to establish a residential use within a commercially designated area pursuant to the requirements of Section 8-3028 of the City of Savannah Zoning Ordinance. The subject property is located at the northwest corner of Duffy and Bull Streets. The property is zoned 2-B (Victorian Planned Neighborhood Conservation District – 2-B).

**Summary of Findings:** It appears that all of the conditions necessary for granting use approval of residential uses in an area designated for commercial development have been met.

**III. REGULAR AGENDA**

1. Petition of Timothy Walmsley, For  
Larry Nicola  
B-051101-33982-2  
1600 Wheaton Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a cemetery (expansion), and is seeking a 192 foot setback variance for the proposed mausoleums from the 200 foot setback requirement of Section 8-3025 (Use 45) of the City of Savannah Zoning Ordinance. The subject property, located at 1600 Wheaton Street, is zoned C-A (Agricultural Conservation).

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

2. Petition of Elaine Lahey, For  
Lahey's Carriage House, LLC  
B-051221-57734-2  
909 Lincoln Street

**Nature of Request**

The petitioner 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 909 Lincoln Street. The property is zoned 2-R (Victorian Planned Neighborhood Conservation District-2-R).

**Summary of Findings:** All of the conditions necessary for granting use approval for an inn appear not to be met.

3. Petition of Don A. Lindner  
B-051221-58369-2  
501 East Bay Street

**Nature of Request**

The petitioner is requesting approval of a variance from the requirements of Section 8-3082(r) of the City of Savannah Zoning Ordinance that requires remote off-street parking spaces to be no more than 150 feet distance from the use served. The subject property is located at 501 East Bay Street. The property is zoned R-B-C (Residential-Business-Conversion).

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

4. Petition of Michael Jeffrey Smith  
B-051221-58548-2  
302 East 50<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of ten (10) foot side yard setback variance to the 15 foot side yard setback requirement of Section 8-3057 of the City of Savannah Zoning Ordinance in order to construct a detached garage. The subject property is located at 302 East 50<sup>th</sup> Street. The property is zoned R-6 (One-Family Residential).

**Summary of Findings:** All conditions necessary for granting a side yard setback variance for the subject property do not appear to be met.

5. Petition of Mark Smith, Agent for  
Holiday Inn Express  
B-051222-61823-2  
Bay Street & Abercorn Street

**Nature of Request**

The petitioner is requesting approval of a two story variance above the six story limit, a floor to floor variance from twelve (12) feet to ten (10) feet on the second floor, and a floor to floor variance from ten (10) feet to nine (9) feet on floors above the third story pursuant to the requirements of Section 8-3029 of the City of Savannah Zoning Ordinance in order to construct a hotel. The subject property is located at the southwest corner of Bay and Abercorn Streets. The property is zoned B-C-1 (Central-Business).

**Summary of Findings:** All of the conditions necessary for granting approval of a two story variance above the six story limit, a floor to floor variance from twelve (12) feet to ten (10) feet on the second floor, and a floor to floor variance from ten (10) feet to nine (9) feet on floors above the third story pursuant to the requirements of Section 8-3030 of the City of Savannah Zoning Ordinance in order to construct a hotel appear not to be met.

6. Petition of Orren Wilson  
B-051223-49142-2  
1519 – 1521 Jefferson Street

**Nature of Request**

The petitioner is requesting approval of a one (1) foot rear yard setback variance to the five (5) foot rear yard setback requirement of Part 8, Chapter 3, Article K, and Section 5.6 of the City of Savannah Zoning Ordinance in order to construct a porch onto an existing single family dwelling. The subject property is located at 1519 – 1521 Jefferson Street. The property is zoned TN-2 (Traditional Neighborhood - 2).

**Summary of Findings:** All of the conditions necessary for granting a one (1) foot rear yard setback variance appear not to be met.

7. Petition of Orren Wilson  
B-051223-49312-2  
1520 – 1522 Jefferson Street

**Nature of Request**

The petitioner is requesting approval of a two (2) foot rear yard setback variance to the five (5) foot rear yard setback requirement of Part 8, Chapter 3, Article K, and Section 5.6 of the City of Savannah Zoning Ordinance in order to construct a porch onto an existing single family dwelling. The subject property is located at 1520 – 1522 Jefferson Street. The property is zoned TN-2 (Traditional Neighborhood – 2).

**Summary of Findings:** All of the conditions necessary for granting a two (2) foot rear yard setback variance appear not to be met.

**IV. Other Business**

**V. Adjournment**