

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

FEBRUARY 28, 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 – January 24, 2006

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. Continued Petition of Oddie Luckett  
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).

**Summary of Findings:** It appears that all conditions necessary for granting a 35 foot front yard setback variance to the 40 foot front yard setback requirement, and a 15 foot rear yard setback variance to the 25 foot rear yard setback requirement have been met.

2. Petition of Vincent Helmly  
B-060131-39010-2  
203 & 205 West Duffy Street

**Nature of Request**

The petitioner is requesting approval of a 1.7 foot lot width variance from the 20 foot lot width requirement, and a 251 square foot lot area variance from the 2,100 square foot lot area requirement or Section 8-3028 of the Savannah Zoning Ordinance in order to subdivide an existing lot into two separate parcels. The subject property, located at 203 & 205 West Duffy Street, is zoned 3-R and 2-B (Victorian Planned Neighborhood Conservation District – 3-R and 2-B).

**MORE**

**Summary of Findings:** All of the conditions necessary for granting a 1.70 foot lot width variance and a 251 square foot lot area variance appear to be met.

3. Petition of George Fuller  
B-060131-39770-2  
312 East Anderson Street

**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, located at 312 East Anderson Street, is zoned 1-B (Victorian Planned Neighborhood Conservation District – 1-B).

**Summary of Findings:** All of the conditions necessary for granting use approval of a residence in the 1-B zoning District appear to have been met.

4. Petition of Lisa Gernigian  
B-060131-39888-2  
510 East 63<sup>rd</sup> Street

**Nature of Request**

The petitioner is requesting approval of a request to reestablish a non-conforming use pursuant to the requirements of Sections 8-3093(c), 8-3095 and 8-3123(d) of the City of Savannah Zoning Ordinance in order to reoccupy and expand a building used as a garage to an accessory dwelling structure. The subject property, located at 510 East 63<sup>rd</sup> Street, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary to grant the requested reestablishment of a non-conforming use and the expansion thereof appear to be met.

5. Petition of Luke Dickson  
B-060131-41393-2  
110 Brady Street

**Nature of Request**

The petitioner is requesting approval of a two (2) foot side yard setback variance and a three (3) foot side yard setback variance to the five (5) foot side yard setbacks required by Part 8, Chapter 3, and Article K of the City of Savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property, located at 110 Brady Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the findings necessary for granting the requested side yard setback variances appear to be met.

**III. REGULAR AGENDA**

1. Continued Petition of Timothy Walmsley, For  
Larry Nicola  
B-051101-33982-2  
1600 Wheaton Street  
**(Petition Withdrawn Per Petitioner's Request)**

**MORE**

2. Petition of Wiley A. Wasden, III, For  
National Wireless Construction, LLC (NWC)  
B-060127-49684-2  
12915 White Bluff Road

**Nature of Request**

The petitioner is requesting approval of a General Development Plan in order to construct a 150 foot telecommunications antenna on property located at 12915 White Bluff Road. The petition is a direct appeal, pursuant to Section 8-3197[10] of the Savannah Zoning Ordinance, of a previous decision of denial made by the Chatham County-Savannah Metropolitan Planning Commission. The subject property, located at 12915 White Bluff Road, is zoned R-6 (One-Family Residential).

**Summary of Findings:** There appears to be no error in the decision of the MPC in denying the site plan (general development plan) for a proposed telecommunications facility to be located on the subject site.

3. Petition of James Holt  
B-060131-39131-2  
316 East 55<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of an application to expand a non-conforming use pursuant to the requirements of Section 8-3163(d) of the Savannah Zoning Ordinance in order to construct an addition onto an existing garage apartment. The subject property, located at 316 East 55<sup>th</sup> Street, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the requested expansion of a non-conforming use appear to be met.

It is suggested that, if approval of the request is granted, that a condition of approval be attached as follows:

Upon cessation of the expanded unit by the elderly relatives of the petitioner, the non-conforming use shall be combined into one and only one secondary residential unit.

4. Petition of Robert J. Egan, Agent for  
Park Place Outreach, Inc.  
B-060131-39237-2  
11 West Park Avenue

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (group home) pursuant to the requirements of Sections 8-3028 and 8-3163(b) of the Savannah Zoning Ordinance. The subject property, located at 11 West Park Avenue, is zoned 2-R (Victorian Neighborhood Conservation District – 2-R).

**Summary of Findings:** All of the findings necessary to grant use approval for a group home within the Victorian District appear to be met.

**MORE**

**NOTE:** If the Board determines that approval of the request is warranted and makes a motion for the same, the motion must include wording that makes the approval subject to approval of the required text amendment currently before the Savannah City Council for consideration.

5. Petition of Brian L. Oman  
B-060131-40083-2  
918 Abercorn Street

**Nature of Request**

The petitioner is requesting approval of a two (2) space off-street parking variance to the four (4) space off-street parking requirement of Section 8-3028(p) of the Savannah Zoning Ordinance in order to develop a four unit residential complex. The subject property, located at 918 Abercorn Street, is zoned 2-R (Victorian Neighborhood Conservation District – 2-R).

**Summary of Findings:** All of the conditions necessary for granting the requested two off-street parking variance appear not to be met.

6. Petition of Eli P. Karatassos  
B-060131-40392-2  
102 & 110 West 36<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 1,528 square foot lot area variance from the 6,000 square foot minimum lot area required by Part 8, Chapter 3, and Article K of the Savannah Zoning Ordinance for each of two separate parcels in order to construct two (2) residential units on each lot. The subject property, located at 102 & 110 West 36<sup>th</sup> Street, is zoned TN-2 (Traditional Neighborhood).

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

7. Petition of Edmond C. Burnsed  
B-060131-40567-2  
319 – 323 East 31<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of a lot area variance of 4,413 square feet from the 8,800 square feet minimum lot area required, and a variance to allow lot coverage of 65.64 percent as opposed to the 60 percent lot coverage allowed by Part 8, Chapter 3, and Article K of the Savannah Zoning Ordinance in order to construct a mixed use commercial/residential development. The subject property, located at 319 – 323 East 31<sup>st</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** It appears that all of the conditions necessary for granting the lot area and lot coverage variances requested have not been met.

**MORE**

8. Petition of E.C. Burnsed & Ted W. Lupica, For  
Teresa Galloway  
B-060131-40673-2  
221 East 32<sup>nd</sup> Street

**Nature of Request**

The petitioner is requesting approval of lot area variances of 1,540.50 square feet and 1,075 square feet from the required 4,400 square feet minimum required by Part 8, Chapter 3 and Article K of the Savannah Zoning Ordinance in order to split an existing lot into two parcels and construct a new two-family dwelling on one of the newly created lots. The subject property, located at 221 East 32<sup>nd</sup> Street, is zoned TN -2 (Traditional Neighborhood).

**Summary of Findings:** All of the findings necessary for granting the requested lot area variances appear not to be met.

9. Petition of Harold B. Yellin, Agent for  
R.L. Hill, Jr. & Carole Hill  
B-060131-40820-2  
11 Coffee Woods

**Nature of Request**

The petitioner is requesting approval of a four (4) foot side yard setback variance to the 10 foot side yard setback requirement of Section 8-3025(d) of the City of Savannah Zoning Ordinance in order to construct a carport onto an existing single family residence. The subject property, located at 11 Coffee Woods Drive, is zoned R-10 (One-Family Residential).

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

10. Petition of Harold B. Yellin, Agent for  
HLC Gastonian Properties, LLC  
B-060131-40937-2  
218 – 220 East Gaston Street

**Nature of Request**

The petitioner is requesting approval of a request to expand a non-conforming use pursuant to the requirements of Section 8-3163(d) and is seeking a variance to the requirement that off-street parking spaces be located no more than 150 feet distance from the use served pursuant to the requirements of Section 8-3028(r) of the Savannah Zoning Ordinance. The subject property, located at 218 – 220 East Gaston Street, is zoned R-I-P-A (Residential-Medium Density).

**Summary of Findings:** It appears that all of the conditions necessary for granting an expansion of a non-conforming use and the variance to allow remote parking in excess of 150 feet of the use to be served have not been met.

**MORE**

11. Petition of Lukejohn Dickson  
B-060131-41045-2  
1506 Habersham Street

**Nature of Request**

The petitioner is requesting approval of a two (2) foot side yard setback variance and a three (3) foot side yard setback variance to the five (5) foot side yard setbacks required, and a variance to allow lot coverage of 68.7 percent as opposed to the 60 percent lot coverage allowed by Part 8, Chapter 3, and Article K of the City of Savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property, located at 1506 Habersham Street, is zoned TN-2 (Traditional Neighborhood).

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

**IV. Other Business**

**V. Adjournment**