

SAVANNAH ZONING BOARD OF APPEALS

**ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET**

MARCH 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 – February 28, 2006

II. REQUEST FOR RECONSIDERATION OR WITHDRAWALS

1. Petition of Michelle Methot, For
Anita Kuhai
B-060227-88766-2
2309 Jefferson Street

Nature of Request

The petitioner is requesting approval of a 3.15 foot side yard setback variance to the five (5) foot side yard setback requirement; a 1.50 percent lot coverage variance to the 60 percent lot coverage allowed; and a 1,020 square foot lot area variance to the 3,000 square foot lot area minimum required by Part 8, Chapter 3, Article K, and Section 5.6.5 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 2309 Jefferson Street, is zoned TN-2 (Traditional Neighborhood).

2. Continued Petition of Edmond C. Burnsed
B-060131-40567-2
319-323 East 31st 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 31st Street, is zoned TN-2 (Traditional Neighborhood).

3. Continued Petition of Eli P. Karatassos
B-060131-40392-2
102 & 110 West 36th 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 36th Street, is zoned TN-2 (Traditional Neighborhood).

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III. 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 Mark A. Thomas
B-060227-49398-2
2409 Bull Street

Nature of Request

The petitioner is requesting approval of an application to establish a lounge in accordance with the requirements of Part 8, Chapter 3, Article K, and Section 5.8.2 of the Savannah Zoning Ordinance. The subject property, located at 2409 Bull Street, is zoned TC-1 (Traditional Commercial).

Summary of Findings:

All of the conditions necessary for granting the requested use permit to establish a lounge at 2409 Bull Street appear to be met.

2. Petition of Henry DeLaney, Jr., For
St. Paul Christian Methodist Episcopal Church
B-060227-88940-2
213 West 32nd Street

Nature of Request

The petitioner is requesting approval of an application to establish a youth group home in accordance with the requirements of Part 8, Chapter 3, Article K, and Section 5.6.2 of the Savannah Zoning Ordinance. The subject property, located at 213 West 32nd Street, is zoned TN-2 (Traditional Neighborhood).

Summary of Findings:

All of the conditions necessary for granting a use permit for a group home within the TN-2 district appear to be met.

3. Petition of Benjamin Gowens
B-060227-89074-2
714 East 34th Street

Nature of Request

The petitioner is requesting approval of a one (1) foot side yard setback variance on each side from the five (5) foot side yard setback requirement, and a nine (9) foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 714 East 34th Street, is zoned R-4 (Four-family Residential).

Summary of Findings:

All of the conditions necessary for granting a one foot side yard setback variance for each side, and a nine foot rear yard setback variance appear to be met.

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4. Petition of Orren Wilson, For
B-060227-89543-2
224 A & B Jefferson Street

Nature of Request

The petitioner is requesting approval of a 340 square foot lot area variance, and a 917 square foot lot area variance from the 3,000 square foot minimum lot area requirement of Part 8, Chapter 3, Article K, and Section 5.6.5 of the Savannah Zoning Ordinance in order to split an existing lot in order to create two separate parcels. The subject property, located at 224 A & B Jefferson Street, is zoned TN-2 (Traditional Neighborhood).

Summary of Findings:

All of the conditions necessary for granting the lot area variances requested appear to be met.

5. Petition of Cowart Coleman Group
Gerry Cowart
B-060227-89653-2
30 West York Lane

Nature of Request

The petitioner is requesting approval of an application to increase the garage door width to 16 feet from the 12 foot maximum allowed by Section 8-3030(13) d. of the Savannah Zoning Ordinance. The subject property, located at 30 West York Lane, is zoned B-C-1 (Central-Business District) and is located in the National Historic Landmark District.

Summary of Findings:

All conditions necessary for granting the requested variance appear to be met.

IV. REGULAR AGENDA

1. Continued 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.

2. Petition of Deborah Daniels, For
New Jerusalem Holiness
B-060227-88441-2
S.E. Corner of Homer Avenue & Cobb Street

Nature of Request

The petitioner is requesting approval to establish a use (church), and is seeking a waiver of the standard that churches be located on a collector street or greater pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at the southeast corner of Homer Avenue and Cobb Street, is zoned R-6 (One-family Residential).

Summary of Findings:

All of the conditions necessary for granting use approval to establish a church and to vary the requirement that said use be located on a collector street or higher appear not to be met.

3. Petition of Edwin Torres
B-060227-88592-2
354 Felt Drive

Nature of Request

The petitioner is requesting approval of a six (6) foot side yard setback variance to the ten (10) foot side yard setback requirement of Section 8-3025(d) of the Savannah Zoning Ordinance in order to construct a garage onto an existing residential structure. The subject property, located at 354 Felt Drive, is zoned R-10 (One-Family Residential).

Summary of Findings:

All of the conditions necessary for granting a six foot side yard setback variance appear not to be met.

4. Petition of Richard Sams
B-060227-89295-2
911 Hamilton Court

Nature of Request

The petitioner is requesting approval of a seven (7) foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition on to an existing single family residence. The subject property, located at 911 Hamilton Court, is zoned R-4 (Four-family Residential).

Summary of Findings:

All of the conditions necessary for granting a seven foot rear yard setback variance appear not to be met.

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5. Petition of Patrick Shay, For
Beacon Builders, Inc.
B-060227-89388-2
544 Liberty Street

Nature of Request

The petitioner is requesting approval of a variance to allow lot coverage of 82 percent as opposed to the 75 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a mixed use development. The subject property, located at 544 Liberty Street, is zoned R-I-P-B (Residential, Medium Density).

Summary of Findings:

All conditions necessary for granting the requested lot coverage variance appear not to be met.

IV. Other Business

V. Adjournment