

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

APRIL 25, 2006

2:30 P.M.

FINAL AGENDA

This Agenda can be accessed on the Internet at <http://www.thempc.org>

I. 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 Erik S. Vadersen  
B-050104-60595-2  
529 East 44<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting a time extension of a previously approved variance request (B-050104-60595-2).

**Summary of Findings:** All of the conditions necessary for granting the extension request appear to be met.

2. Continued Petition of Michelle Methot, Agent for  
Anita Kuhau  
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).

**Summary of Findings:** All of the conditions necessary for granting the variances requested appear to be met.

3. Petition of Albert Faragalli  
B-060329-49598-2  
2229 Whitaker Street

**Nature of Request**

The petitioner is requesting approval of a five (5) foot rear yard setback variance from the required five (5) foot rear yard setback requirement for an accessory structure; a one (1) foot side yard setback variance for the north property line from the five (5) foot side yard setback requirement; a two (2) foot side yard setback variance for the south property line from the five (5) foot side yard setback requirement; and a 650 square foot lot area variance from the 4,400 square foot lot area requirement of Part 8, Chapter 3, Article K, and Section 5.6.5 of the Savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property, located at 2229 Whitaker Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting a five (5) foot rear yard setback variance; a one (1) foot side yard setback variance; a two (2) foot side yard setback variance; and a 650 square foot lot area variance appear to be met.

**II. REGULAR AGENDA**

1. Continued Petition of Edmond C. Burnsed  
B-060131-40567-2  
319 – 323 East 31<sup>st</sup> Street  
**(Continued Per Petitioner's Request)**

2. Continued 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.

3. Continued Petition of Henry Delaney, Jr., Agent for  
St. Paul Christian Methodist Episcopal Church  
B-060227-88940-2  
213 West 32<sup>nd</sup> Street  
**(Continued Per Petitioner's Request)**

4. Petition of Rob Brannen, Agent for  
The Coastal Empire Habitat for Humanity, Inc.  
B-060329-51609-2  
703 Sherman Ave.

**Nature of Request**

The petitioner is requesting approval of a three (3) foot front yard setback variance from the 20 foot front yard setback requirement, and a three (3) 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 703 Sherman Avenue, is zoned R-4 (Four-family Residential).

**Summary of Findings:** All of the conditions necessary for granting a three foot front yard setback variance, and a three foot rear yard setback variance for three lots appear not to be met.

5. Petition of Kathy Gray  
B-060329-49430-2  
2 Kona Lane

**Nature of Request**

The petitioner is requesting approval of a 7½ foot rear yard setback variance to the 25 foot rear yard setback requirement of Section 8-3035 of the Savannah Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property, located at 2 Kona Lane, is zoned PUD-M-3.3 (Planned Unit Development-Multi-family).

**Summary of Findings:** All of the conditions necessary for granting a 7½ foot rear yard setback variance appear not to be met.

6. Petition of Timothy Walmsley, Agent for  
Savannah College of Art and Design  
B-060329-49055-2  
212 West Hall

**Nature of Request**

The petitioner is requesting approval of a three (3) space parking variance from the parking requirements of Section 8-3089; and is seeking a variance of the requirement that remote parking be located within 150 feet of the principal use, pursuant to the requirements of Section 8-3082(r) of the Savannah Zoning Ordinance. The subject property, located at 212 West Hall Street, is zoned R-I-P-A (Residential-Medium Density).

**Summary of Findings:** All conditions necessary for granting a variance of three (3) parking spaces and 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.

7. Petition of Michelle Wilmore  
B-060329-86526-2  
2201 Cornwall Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care center (Use 22b) pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The petitioner also seeks a waiver of the requirement that said use be located on a street designated as a collector or higher. The subject property, located at 2201 Cornwall Street, is zoned R-4 (Four-family Residential).

**Summary of Findings:** All of the conditions necessary to approve the establishment of the proposed use (child care center for 25 children) and the waiver of the requirement that the use be located on a collector or arterial street appear not to be met.

8. Petition of Albert Faragalli  
B-060329-50833-2  
2221 Whitaker Street

**Nature of Request**

The petitioner is requesting approval of a 1½ foot side yard setback variance for each side from the five foot side yard setback requirement; a five (5) foot rear yard setback variance for an accessory structure from the five (5) foot rear yard setback requirement; and a 650 square foot lot area variance from the minimum 4,400 square foot lot area requirement of Part 8, Chapter 3, Article K, and Section 5.6.5 of the Savannah Zoning Ordinance in order to construct a two family dwelling. The subject property, located at 2221 Whitaker Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting a 1.5 foot side yard setback variance for each side; a five (5) foot rear yard setback variance; and a 650 square foot lot area variance appear not to be met.

9. Petition of Albert Faragalli  
B-060329-49371-2  
2225 Whitaker Street

**Nature of Request**

The petitioner is requesting approval of a five (5) foot rear yard setback variance from the required five (5) foot rear yard setback requirement for an accessory structure; a 2.17 foot side yard setback variance for the north property line from the five (5) foot side yard setback requirement; a 3.84 foot side yard setback variance for the south property line from the five (5) foot side yard setback requirement; and a 650 square foot lot area variance from the 4,400 square foot lot area requirement of Part 8, Chapter 3, Article K, and Section 5.6.5 of the Savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property, located at 2225 Whitaker Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting a five (5) foot rear yard setback variance; a 2.17 foot side yard setback variance for the north property line; a 3.84 foot side yard setback variance for the south property line; and a 650 square foot lot area variance appear not to be met.

10. Petition of Paul Bush, Agent for  
Alphonso Irving, Jr.  
B-060329-51161-2  
637 East Henry Street

**Nature of Request**

The petitioner is requesting approval of a 240 square foot lot area variance from the 7,200 square foot lot area requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property, located at 637 East Henry Street, is zoned P-R-4 (Planned Four-family Residential).

**Summary of Findings:** All of the conditions necessary for granting a 240 square foot lot area variance appear not to be met.

11. Petition of Dietz Consultant Group, Inc., Agent for  
William and Rebecca Keith  
B-060329-56491-2  
612 Waubun Road

**(Continued Per Petitioner's Request)**

12. Petition of David Bonner  
B-060329-49725-2  
1709, 1711, 1713 East Grand Street

**Nature of Request**

The petitioner is requesting approval of an 18.5 foot rear yard setback variance for each lot from the 25 foot rear yard setback required; and a 5,010 square foot lot area variance for each lot from the 7,200 square foot minimum lot area required by Section 8-3025 of the Savannah Zoning Ordinance. The petitioner intends to split an existing lot into two parcels. The subject property, located at 1709 Legrand Street, is zoned R-M-25 (Multi-family Residential).

**Summary of Findings:** All of the conditions necessary for granting a an 18.5 foot rear yard setback variance for each lot and a 5,010 square foot lot area variance for each lot appear not to be met.

13. Petition of Paula Letcher  
B-060329-57789-2  
1524 Habersham Street

**Nature of Request**

The petitioner is requesting approval of a two (2) foot side yard setback variance for each side from the five (5) foot side yard setback required; and a 650 square foot lot area variance from the 4,400 square foot lot area requirement of Part 8, Chapter 3, Article K, and Section 5.6.5 of the savannah Zoning Ordinance in order to construct a two-family dwelling. The subject property, located at 1524 Habersham Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting a two (2) foot lot side yard setback variance for each side and a 650 square foot lot area variance appear not to be met.

14. Petition of Paula Letcher  
B-060329-57378-2  
415-417 East 31<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of a two (2) foot side yard setback variance for each side from the five (5) foot side yard setback requirement; and a 1,400 square foot lot area variance from the 4,400 square foot a lot area minimum required by Part 8, Chapter 3, Article K, and Sections 5.6.5 of the Savannah Zoning Ordinance in order to construct a two family dwelling. The subject property, located at 415-417 East 31<sup>st</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting a two (2) foot lot side yard setback variance for each side and a 1,400 square foot lot area variance appear not to be met.

**III. Other Business**

**IV. Adjournment**