

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

MAY 23, 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
2. Approval of SZBA Minutes – March 28, 2006
3. Approval of SZBA Minutes – April 25, 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. Petition of W. John Mitchell, For
New Legacy Community Development Corp.
B-060428-62125-2
629 East Anderson Street

Nature of Request

The petitioner is requesting approval of a 20 foot rear yard setback variance from the 25 foot rear yard setback required by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 629 East Anderson Street, is zoned R-M-25 (Multi-family Residential).

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

2. Petition of GBS Construction Co., Inc.
Gail Shanklin
B-060428-62205-2
625 East Anderson Street

Nature of Request

The petitioner is requesting approval of a 13 foot side yard setback variance from the required 15 foot street side setback requirement; and a two foot side yard setback variance from the five foot side 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 625 East Anderson Street, is zoned R-M-25 (Multi-family Residential).

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

3. Petition of Paul Bush, Agent for
Mr. & Mrs. Bryan & Janet Roussell,
B-060428-62310-2
208 East Henry Street

Nature of Request

The petitioner is requesting approval of an application to establish an Inn (Use Number 6) pursuant to the requirements of Section 8-3028 of the Savannah Zoning Ordinance. The subject property, located at 208 East Henry Street, is zoned 2-R (Victorian District – 2-R).

Summary of Findings: All of the conditions necessary for granting use approval for an inn as requested appear to be met.

4. Petition of GBS Construction CO., Inc.
Gail L. Shanklin
B-060428-62563-2
1314 – 1320 East Broad Street

Nature of Request

The petitioner is requesting approval of a 12 foot front yard setback variance from the 16 foot front yard setback requirement; and a 1½ foot side yard setback variance for each side from the five foot minimum side 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 1314 – 1320 East Broad Street, is zoned BG (General Business).

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

5. Petition of GBS Construction CO., Inc.
Gail L. Shanklin
B-060501-34461-2
1314 – 1320 East Broad Street

Nature of Request

The petitioner is requesting approval of a 12 foot front yard setback variance from the 16 foot front yard setback requirement; and a 1½ foot side yard setback variance for each side from the five foot minimum side 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 1314 – 1320 East Broad Street, is zoned B-G (General Business).

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

6. Petition of Andie Grikitis
B-060501-53077-2
3311 Bull Street

Nature of Request

The petitioner is requesting approval of a 2,200 square foot lot area variance from the minimum 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 3311 Bull Street, is zoned R-4 (Four-family Residential).

MORE

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

7. Petition of Neighborhood Improvement Association
Edward Chisolm, Agent
B-060501-52330-2
511 Kline Street

Nature of Request

The petitioner is requesting approval of a two foot side yard setback variance from the five foot side yard setback requirement, and a 12 foot rear yard setback variance from the 30 foot rear yard setback requirement of Section 8-3029 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 511 Kline Street, is zoned R-M-25/P-N-C (Multi-family Residential/Planned Neighborhood Conservation Overlay).

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

III. REGULAR AGENDA

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

Nature of Request

The petitioner is requesting approval of a 2½ foot side yard setback variance from the 15 foot side yard setback requirement along the north property line, and a ten (10) foot side yard setback variance from the 15 foot side yard setback requirement along the south property line pursuant to the standards of Section 8-3025 of the Savannah Zoning Ordinance in order to construct additions onto an existing residential structure. The subject property, located at 612 Waubun Road, is zoned R-20 (One-family Residential).

Summary of Findings: All of the conditions necessary for granting a 2½ foot side yard setback variance along the north property line and a ten (10) foot side yard setback variance along the southern property line appear not to be met.

2. Continued Petition of Paula Letcher
B-060329-57789-2
1524 Habersham Street
(Continued Per Petitioner's Request)

3. Petition of Paula Letcher
B-060329-57378-2
415-417 East 31st Street
(Continued Per Petitioner's Request)

MORE

4. Petition of Sandra Wade Graves
B-060428-62042-2
4 Fluke Street

Nature of Request

The petitioner is requesting approval of a two foot side yard setback variance from the five foot side yard setback required by Section 8-3025 of the Savannah Zoning Ordinance in order to remodel an existing residential structure. The subject property, located at 4 Fluke Avenue, is zoned R-6 (One-family Residential).

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

5. Petition of Paul Bush, Agent for
Harriett R. William
B-060428-62449-2
111 West Anderson Street

Nature of Request

The petitioner is requesting approval of an application to establish a child care center pursuant to the requirements of Section 8-3028 of the Savannah Zoning Ordinance. The subject property, located at 111 West Anderson Street, is zoned 3-R (Victorian District – 3-R).

Summary of Findings: All of the conditions necessary for granting the use approval sought for a child care center appear not to be met.

6. Petition of Patrick Shay, For
Gunn Meyerhoff Shay
B-060501-52575-2
Liberty & Tattnall Street

Nature of Request

The petitioner is requesting approval of a variance to increase lot coverage to 90 percent as opposed to the 75 percent allowed; and is seeking a lot area variance of 4,800 square feet from the 16,800 square feet of lot area required pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a multi-family residential structure. The subject property, located at the northeast corner of Liberty & Tattnall Streets, is zoned R-I-P-A (Residential-Medium Density).

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

7. Petition of Gunn Meyerhoff Shay
Patrick Shay
B-060501-52687-2
Liberty & Whitaker Streets

Nature of Request

The petitioner is requesting approval of a variance to increase lot coverage to 90 percent as opposed to the 75 percent allowed; and is seeking a lot area variance of 600 square feet from the 11,400 square feet of lot area required pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a multi-family residential structure. The subject property, located at the northeast corner of Liberty & Whitaker Streets, is zoned R-I-P-B (Residential-Medium Density).

MORE

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

8. Petition of Gunn Meyerhoff Shay
Patrick Shay
B-060501-52767-2
Tattnall & Jefferson Streets

Nature of Request

The petitioner is requesting approval of a variance to increase lot coverage to 90 percent as opposed to the 75 percent allowed pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a commercial use development. The subject property, located south of the intersection of Tattnall & Jefferson Streets, is zoned R-I-P-B (Residential-Medium Density).

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

9. Petition of Allison Quincannon
B-060501-52883-2
2520 Bonaventure Street

Nature of Request

The petitioner is requesting approval of an application to establish a funeral home pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 2520 Bonaventure, is zoned R-I-P (Residential-Institutional-Professional).

Summary of Findings: It appears that the conditions necessary for granting the use approval sought have been met, but the Board is encouraged to question the petitioner about expected traffic levels and site usage.

10. Petition of Vince Emmons, Agent for
Regal Savannah 10
B-060501-52999-2
1132 – 1134 Shawnee Street

Nature of Request

The petitioner is requesting approval of a 104 space parking variance from the requirements of Section 8-3089 of the Savannah Zoning Ordinance for a movie theatre complex. The subject property, located at 1132 – 1134 Shawnee Street, is zoned PUD-IS (Planned Unit Development-Institutional).

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

IV. Other Business

1. 2201 Cornwall Street

V. Adjournment