

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

AUGUST 22, 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 – July 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 Harold B. Yellin & Neil Dawson  
B-050406-42825-2  
501 East Bay Street

**Nature of Request**

On April 26, 2005, the Zoning Board of Appeals granted a 100 percent lot coverage variance to the 50 percent lot coverage allowed by Section 8-3025(d) of the Savannah Zoning Ordinance to enable the petitioner to construct an office building within an R-B-C (Residential-Business-Conversion) district. Section 8-3165(e) of the Zoning Ordinance states that decisions of the Board, if not acted upon, are invalid after a 12 month period. Thus, the petitioner is requesting an extension of the previously approved variance.

**Summary of Findings**

Based upon the approval previously given, staff recommends that the extension be granted.

2. Petition of Elizabeth Sasser  
B-060731-51727-2  
5509 Magnolia Avenue

**Nature of Request**

The petitioner is requesting approval of a 20 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 reconstruct a porch onto an existing residential structure. The subject property, located at 5509 Magnolia Avenue, is zoned R-6 (One-Family Residential).

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

**III. REGULAR AGENDA**

1. Continued 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 southeast 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.

2. Continued 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 Liberty Street, between 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.

3. Continued Petition of Park Place Outreach, Inc.  
Robert J. Egan, Agent  
B-060628-54552-2  
512 & 514 East Henry Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (group home) which must be approved in accordance with Section 8-3028 Of the Savannah Zoning Ordinance. The subject property, located at 512 & 514 East Henry Street, is zoned Victorian P-N-C (Victorian Planned-Neighborhood-Conservation).

**Summary of Findings:** All of the conditions necessary for granting use approval for a group home in conformance to the regulations of Section 8-3028 of the Savannah Zoning Ordinance appear to be met.

**MORE**

4. Continued Petition of Dave Hilgendorf  
B-060628-56312-2  
1005 East Waldburg Street

**Nature of Request**

The petitioner is requesting approval of a 26 foot lot width variance from the 60 foot lot width required; a two foot side yard setback variance from the five foot side yard setback requirement; and a 3,290 square foot lot area variance from the 7,200 square foot lot area requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to create a two-family dwelling from an existing single family structure. The subject property, located at 1005 East Waldburg, is zoned R-4 (Four-Family Residential).

**Summary of Findings:** All conditions required for granting a 26 foot lot width variance, two foot side yard setback variance, and a 3,290 square foot lot area variance appear not to be met.

5. Continued Petition of Dave Hilgendorf  
B-060628-56439-2  
1107 East Anderson Street  
**(Petition Withdrawn Per Petitioner's Request)**

6. Petition of Douglas Kaufman  
B-060727-53661-2  
311 East 32<sup>nd</sup> Street

**Nature of Request**

The petitioner is requesting approval of a two foot side yard setback variance for each side from the five foot side yard setback requirement, and a two space parking variance from the two space parking requirement of Part 8, Section 3, Article K, and Sections 5.6.5 and 8.2.5 of the Savannah Code of Ordinances in order to construct a single family residence. The subject property, located at 311 East 32<sup>nd</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All conditions required for granting a two (2) foot side yard setback variance on each side and a two (2) space parking variance appear not to be met.

7. Petition of Greg Jacobs  
B-060727-53818-2  
0 West 42<sup>nd</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 228 square foot lot area variance from the 5,808 square foot lot area required by Part 8, Section 3, Article K, and Section 5.8.6 of the Savannah Code of Ordinances in order to construct a four unit residential structure. The subject property, located at the northwest corner of 42<sup>nd</sup> and Whitaker Streets, is zoned TC-1 (Traditional Commercial).

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

**MORE**

8. Petition of Wesley Community Centers of Savannah, Inc.  
B-060727-54007-2  
15 East 32<sup>nd</sup> Street

**Nature of Request**

The petitioner is requesting approval of an application to establish an adult day care home pursuant to the requirements of Part 8, Section 3, Article K, and Section 5.6.2 of the Savannah Code of Ordinances in order to expand the existing services offered by the Wesley Center. The subject property, located at 15 East 32<sup>nd</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting use approval for an adult day care home in conformance to the regulations of Part 8, Section 3, Article K, and Section 5.6.2 of the Savannah Zoning Ordinance appear to be met.

9. Petition of James O. Dixon  
B-060727-54104-2  
8 Hibiscus Avenue

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care center pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 8 Hibiscus Avenue, is zoned R-6 (One-Family Residential).

**Summary of Findings:** Standards as discussed above appear not to be met. The required screening appears insufficient to adequately buffer the use from adjacent properties and the site is not located on a collector street or higher.

10. Petition of Roman Arnold  
B-060727-54208-2  
107 East Waldburg Street  
**(Petition Withdrawn Per Staff's Request)**

11. Petition of Joshua Akins  
B-060727-54506-2  
1917 East 59<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of a four 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 create two separate parcels. The subject property, located at 1917 East 59<sup>th</sup> Street, is zoned R-6 (One-Family Residential).

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

12. Petition of Kathleen Colbert  
B-060727-54680-2  
609 East 40<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of an eight foot rear yard setback variance from the 25 foot rear yard setback required, and is requesting lot coverage of 36 percent as opposed to the 30 percent lot coverage allowed in Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition onto an existing single family residential structure. The subject property, located at 609 East 40<sup>th</sup> Street, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All conditions required for granting an eight (8) foot rear yard setback variance and a six (6) percent building coverage variance appear not to be met.

13. Petition of Leroy Maxwell  
B-060727-54906-2  
1913 Whitaker Street

**Nature of Request**

The petitioner is requesting approval of a 400 square foot lot area variance from the 4,400 square foot lot area requirement of Part 8, Section 3, Article K, and Section 5.6.5 of the Savannah Code of Ordinances in order to construct a two-family dwelling. The subject property, located at 1913 Whitaker Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All conditions required for granting a 400 square foot lot area variance for four (4) lots do not appear to be met.

14. Petition of Tony Parrish  
B-060727-55014-2  
303, 305, 309, 311 East 41<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of a ten foot rear yard setback variance from the ten foot rear yard setback requirement of Part 8, Section 3, Article K, and Section 5.8.5 of the Savannah Code of Ordinances in order to construct a multi-family dwelling. The subject property, located at 303, 305, 309, 311 East 41<sup>st</sup> Street, is zoned TC-1 (Traditional Commercial).

**Summary of Findings:** All conditions required for granting a ten (10) foot rear yard setback variance appear not to be met.

15. Petition of Douglas Kaufman  
B-060731-51042-2  
220 East 33<sup>rd</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 2 foot side yard setback variance from the 5 foot side yard setback requirement; a 13 foot side yard setback variance from the 15 foot side yard setback requirement; a 2,338.5 square foot lot area variance from the 4,400 square foot lot area requirement; a 16 percent lot coverage variance from the 60 percent lot coverage allowed; and a two space parking variance from the two space parking requirement of Part 8, Section 3, Article K, and Sections 5.6.5 and 8.2.5 of the Savannah Code of Ordinances in order to construct a two-family dwelling. The subject property, located at 220 East 33<sup>rd</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All conditions required for granting a two (2) foot side yard setback variance, 2,338.5 square foot lot area variance, 16 percent lot coverage variance, and a two (2) space parking variance appear not to be met.

16. Petition of John Settles, For  
Urban Communities, LLC  
B-060731-51162-2  
1309 Augusta Avenue

**Nature of Request**

The petitioner is requesting approval of an application to reestablish a non-conforming use pursuant to the requirements of Section 8-3133(c) of the Savannah Zoning Ordinance. The petitioner intends to open a barber school/shop. The subject property, located at 1309 Augusta Avenue, is zoned R-4 (Four Family Residential).

**Summary of Findings:** Approval of reestablishment of a nonconforming use is left to the discretion of the Board of Appeals.

17. Petition of John Settles, For  
Urban Communities, LLC  
B-060807-42038-2  
1313 Augusta Avenue

**Nature of Request**

The petitioner, John Settles, For, Urban Communities, LLC, is requesting approval of an application to establish an off-street parking facility in conformance with the requirements of Section 8-3132 of the City of Savannah Zoning Ordinance. The subject property is located at 1313 Augusta Avenue. The property is zoned R-4 (Four-Family Residential).

**Summary of Findings:** Approval of the request is left to the discretion of the Board of Appeals.

18. Petition of Constance Boyd  
B-060731-51281-2  
1003 West 51<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care center pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 1003 West 51<sup>st</sup> Street, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the requirements necessary for granting the use permit requested appear not to be met.

19. Petition of Dawson – Wissmach Architects  
Neil Dawson, Agent  
B-060731-51394-2  
318 East Liberty Street

**Nature of Request**

The petitioner is requesting approval of a variance to increase lot coverage to 79 percent as opposed to the 75 percent allowed pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to add a covered parking area to an existing carriage house. The subject property, located at 318 East Liberty Street, is zoned R-I-P-A (Residential-Medium Density).

**Summary of Findings:** All conditions required for granting a four (4) percent building coverage variance appear not to be met.

20. Petition of Sylathia B. Williams  
B-060731-51852-2  
2313 Pinetree Road

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care facility pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 2313 Pinetree Road, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the requirements necessary for granting the use permit requested appear not to be met.

21. Petition of Paul Bush, For  
Sandra G. Williams  
B-060801-38116-2  
2119 Delesseps Avenue

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care center pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 2119 Delesseps Avenue, is zoned R-6 (One-Family Residential).

**MORE**

**Summary of Findings:** All of the requirements necessary to grant the use permit requested appear not to be met.

**III. Other Business**

**IV. Adjournment**