

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

NOVEMBER 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 – October 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. Petition of Lee Meyer, AIA
B-061030-41293-2
811 Wolf Street

Nature of Request

The petitioner is requesting approval of a variance that a proposed use (church) be located on a collector street or greater; a variance from the requirement that the proposed use be more than 100 feet from a residential dwelling; a 15 foot front yard setback variance from the required 50 foot front yard setback as measured from the centerline of a residential street; an 11 foot rear yard setback variance from the required 25 foot rear yard setback requirement; and a variance to allow lot coverage of 62 percent as opposed to the 50 percent lot coverage allowed by Sections 8-3025 and 8-3163(b) of the Savannah Zoning Ordinance in order to construct a church on the subject property. The subject property is located at 811 Wolf Street. The property is zoned RM-25 (Multi-Family Residential – 25 Units per Acre).

Summary of Findings: All of the conditions necessary for granting the variance from the requirement that a proposed use (church) be located on a collector street or greater; the variance from the requirement that the proposed use be more than 100 feet from a residential dwelling; and the 15 foot front yard setback variance, 11 foot rear yard setback variance, and 12 percent lot coverage variance requested appear to be met.

MORE

III. REGULAR AGENDA

1. Petition of Southside Baptist Church
B-061107-42708-2
5502 Skidaway Road
(Continued Per Petitioner's Request)

2. Continued Petition of Tigust A. James
B-060927-52571-2
4310 Campbell Street
Nature of Request

The petitioner is requesting approval of an application to establish a child care center for 12 children pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 4310 Campbell Street, is zoned R-6 (One-family Residential).

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

3. Continued Petition of Paula Letcher
B-060329-57378-2
415 – 417 East 31st Street
Nature of Request

The petitioner is requesting approval of a 1,000 square foot lot area variance from the 4,400 square foot lot area requirement of 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 31st Street, is zoned TN-2 (Traditional Neighborhood).

Summary of Findings: All of the conditions necessary for granting a 1,000 square foot lot area variance appear not to be met.

4. Petition of Jan deVoest
Poticny Deering Felder
B-061030-34913-2
1701 – 1709 Lincoln Street
Nature of Request

The petitioner is requesting approval of a five foot side yard setback variance on each side from the five foot side yard setback requirement; a 4,779 square foot lot area variance from the 11,000 square foot lot area requirement; and building coverage variance to allow lot coverage of 70 percent as opposed to the 60 percent lot coverage allowed by Part 8, Section 3, Article K, Section 5.6.5 of the Savannah Zoning Ordinance in order to construct five attached residential units. The subject property is located at 1701 – 1709 Lincoln Street. The property is zoned TN-2 (Traditional Neighborhood).

MORE

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

5. Petition of Dannette Johnson
B-061030-41017-2
822 Tatum Street

Nature of Request

The petitioner is requesting approval of an application to establish a use (child care) that must be approved by the Board in accordance with Section 8-3025(a) of the Savannah Zoning Ordinance. Additionally, the petitioner is requesting a waiver of the requirement that said use be located on a collector street or greater. The subject property is located at 822 Tatum Street. The property is zoned R-6 (One-Family Residential).

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

6. Petition of T. Gerald Braddy
B-061030-41176-2
1804 Waters Avenue

Nature of Request

The petitioner is requesting approval of a 3.25 foot rear yard setback variance from the 15 foot rear yard setback requirement; a five foot front yard setback variance from the 15 foot front yard setback requirement of Section 8-3025; and approval to expand a non-conforming use in conformance with the provisions of Section 8-3132 of the Savannah Zoning Ordinance in order to construct a building on a currently vacant parcel. The subject property is located at 1804 Waters Avenue. The property is zoned R-B-1 (Residential Business).

Summary of Findings: All of the conditions necessary for granting the expansion of the non-conformity and the variances requested appear not to be met.

7. Petition of Queen Parker
B-061030-41476-2
10 Wilshire Blvd.

Nature of Request

The petitioner is requesting approval of a nine foot side yard setback variance from the 15 foot side yard setback requirement of Section 8-3025, and approval to expand a non-conforming use in conformance with the provisions of Section 8-3132 of the Savannah Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property is located at 10 Wilshire Blvd. The property is zoned P-B-C (Planned Community Business).

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

8. Petition of Paul Bush, For
Agape Church of Jesus Christ
B-061030-42200-2

Nature of Request

The petitioner is requesting approval of an application to establish a use (church) and a variance to allow lot coverage of 70.6 percent as opposed to the 35 percent lot coverage allowed in Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition onto an existing church. The subject property is located at 1102 Love Street. The property is zoned R-4 (Four Family Residential).

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

III. Other Business

1. **Reminder: SZBA Meeting – December 19, 2006 at 11:00 a.m.**

IV. Adjournment