

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

APRIL 24, 2007

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 – March 27, 2007

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. Continued Petition of Bonnie Hendrix
B-061227-51157-2
102 West 50th Street

Nature of Request

The petitioner is requesting approval of variances in order to subdivide a parcel for the purpose of creating two lots, one of which will be occupied by an existing two-family residence and the other to be occupied by a newly constructed two-family residence. The requested variances include: a 5,172 square foot lot area variance from the minimum 7,200 square foot lot area required, and a 20 foot lot width variance from the 60 foot lot width required by Section 8-3025 of the Savannah Zoning Ordinance for lot 1; a 2,705 square foot lot area variance from the 6,000 square foot minimum lot area required, a five foot rear yard setback variance from the 25 foot rear yard setback required, and a nine foot side yard setback variance from the 15 foot side yard setback required for lot 2 of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 102 West 50th Street, is zoned R-4 (Four-family Residential).

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

2. Petition of Andrew Udinsky
B-070327-87909-2
0 Staley Avenue

Nature of Request

The petitioner is requesting approval of a six foot rear yard setback from the 25 foot rear yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residential dwelling. The subject property is located at 0 Staley Avenue (southeast corner of Staley Street and Fluke Avenue). The property is zoned R-6 (One-family Residential).

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

MORE

3. Petition of Courtley Ealey
B-070327-88538-2
532 Orchard Street

Nature of Request

The petitioner is requesting approval of a variance to allow 60 percent lot coverage as opposed to the 30 percent lot coverage allowed, and a 10 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 residential dwelling. The subject property is located at 532 Orchard Street. The property is zoned R-6 (One-family residential).

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

4. Petition of Pascal Greene
B-070327-88782-2
0 Gabel Street

Nature of Request

The petitioner is requesting approval of a 2½ foot lot width variance from the 40 foot lot width required for each of two lots in accordance with Section 8-3055 of the Savannah Zoning Ordinance in order to construct two single family residences. The subject properties, located at 0 Gable Street, are zoned R-6 (One-Family Residential).

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

5. Petition of Mike Townsend
B-070327-89049-2
602 West 40th Street

Nature of Request

The petitioner is requesting approval of a 10 foot side yard setback variance from the 15 foot side yard setback requirement of Section 8-3057 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 602 West 40th Street, is zoned Cuyler-Brownsville P-N-C (Planned Neighborhood-Conservation).

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

III. REGULAR AGENDA

1. Petition of The Beehive Foundation
B-070227-35754-2
217 West Liberty Street

Nature of Request

The petitioner has appealed a decision made by the Historic District Board of Review and is requesting Board of Appeals review thereof pursuant to Section 8-3163(a) of the Savannah Zoning Ordinance. The subject property is located at 217 West Liberty Street. The property is zoned R-I-P-A (Residential-Medium Density).

MORE

Summary of Findings: There appears to be no error made in the decision of the Historic District Board of Review in approving both the demolition request and the Part 1 Height and Mass.

2. Petition of Richard Guerard, For
H.O. Price, LLC
B-070227-36098-2
342 Drayton Street

Nature of Request

The petitioner is requesting approval of an application to allow lot coverage of 96 percent as opposed to the 75 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 342 Drayton Street, is zoned R-I-P-A (Residential-Medium Density).

Summary Of Findings: All of the findings necessary to grant the requested lot coverage variance appear not to be met.

3. Petition of Mike Townsend
B-070327-89342-2
641 West 40th Street

Nature of Request

The petitioner is requesting approval of a 17 foot lot width variance from the 50 foot lot width requirement for each of two lots, and a 10 foot side yard setback variance from the 15 foot side yard setback requirement for one property in accordance with the provisions of Sections 8-3029 and 8-3057 of the Savannah Zoning Ordinance in order to construct two single family dwellings. The subject property, located at 641 West 40th Street, is zoned Cuyler-Brownsville P-N-C (Planned Neighborhood Conservation).

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

IV. Other Business

V. Adjournment