

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

SEPTEMBER 25, 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 – August 28, 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. Petition of Noble L. Boykin, Jr.
B-070829-40042-2
2028 Habersham Street

Nature of Request

The petitioner is requesting approval of an application to establish a use (ambulance service) which must be approved by the Board of Appeals pursuant to the requirements of Part 8, Section 3 and Article K (5.8.2) of the Savannah Zoning Ordinance. The subject property is located at 2028 Habersham Street. The property is zoned TC-1 (Traditional Commercial).

Summary of Findings: All of the conditions necessary for approving the request to establish an ambulance service appear to be met.

III. REGULAR AGENDA

1. Petition of K. LaLiah H. Powell
B-070829-39611-2
514 East Anderson Street

Nature of Request

The petitioner is requesting approval of an application to establish a use (professional office) that must be approved by the Board of Appeals in conformance to the requirements of Section 8-3028 of the Savannah Zoning Ordinance. The subject property is located at 514 East Anderson Street. The property is zoned 1-R (Victorian District- 1-R).

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

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2. Petition of Gandhi Hospitality, Inc. dba
Wyndham Garden Hotel
B-070829-39800-2
25 Yvette Johnson Hagins Drive

Nature of Request

The petitioner is requesting approval of a 74 space parking variance from the 273 parking space requirement of Section 8-3089 in order to construct a hotel with banquet facilities. The subject property is located at 15 Yvette Johnson Hagins Drive. The property is zoned I-L (Light Industrial).

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

3. Petition of Robert Russell, Jr.
B-070829-42245-2
25 Burke Avenue

Nature of Request

The petitioner is requesting approval of a 2½ foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 8-3025 in order to construct an addition onto an existing residential structure. The subject property is located at 25 Burke Avenue. The property is zoned R-6 (One-Family Residential).

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

4. Petition of William B. Saxman, Agent for
Duncan Ogletree
B-070829-42447-2
639 Park Avenue

Nature of Request

The petitioner is requesting approval of a variance from the requirement of Section 8-3025 that a self storage mini-warehouse be located on a collector or greater classified street. The subject property is located at 639 Park Avenue. The property is zoned P-BG-2 (Planned General Business-Transition).

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

5. Petition of Charles Wright
B-070829-42657-2
110 & 120 West Bryan Street

Nature of Request

The petitioner is requesting approval of a 390 square foot lot area variance for each of 28 individual units from the 600 square foot minimum lot area requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a housing project in conjunction with the redevelopment of Ellis Square. The subject property is located at 110 & 120 West Bryan Street. The property is zoned B-C-1 (Central Business).

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

6. Petition of Matthew Deacon
B-070829-42783-2
1114 East Broad Street

Nature of Request

The petitioner is requesting approval of a 13 foot side yard setback variance from the 15 foot side yard setback requirement and a three (3) foot rear yard setback variance from the required five (5) foot rear yard setback required for an accessory building pursuant to the provisions of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 1114 East Broad Street. The property is zoned P-R-4 (Planned Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the requested variances appear not to be met. However, it is noted that the Board of Appeals has previously granted similar requests; the petitioner seeks an extension in conformance with Code Section 8-3165(e).

7. Petition of Keith Howington
Greenline Architecture
B-070829-42959-2
148 Montgomery Street

Nature of Request

The petitioner is requesting approval of a variance to the height limitations of Section 8-3030 in order to construct a hotel on the subject site. Additionally, the petitioner is seeking a six space parking variance from the 132 space parking requirement of Section 8-3089 of the Savannah Zoning Ordinance. The subject property is located at 148 Montgomery Street. The property is zoned B-C-1 (Central Business).

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

8. Petition of Joshua Ward
Dawson Wissmach Architects
B-070829-43067-2
West Bay Street

Nature of Request

The petitioner is requesting approval of a variance to the height limitations of Section 8-3030 in order to add an additional story onto an existing building within the Landmark Historic District. The subject property is located at West Bay Street. The property is zoned B-B (Bayfront Business).

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

9. Petition of Jason Rose, For
Matt & Shirley Fisher
B-070829-50336-2
111 Queens Street

Nature of Request

The petitioner is requesting approval of a 12 rear yard setback variance from the 20 foot rear yard setback requirement of Section 8-3025 in order to construct an addition onto an existing residential structure. The subject property is located at 111 Queens Retreat. The property is zoned P-R-6-S (One-Family Residential-Small Lot Subdivision).

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

10. Petition of Joshua Ward
Dawson Wissmach Architects
B-070829-54882-2
10 East Broad Street

Nature of Request

The petitioner is requesting approval of a request to use metal clad simulated divided light windows in a building located within the Landmark Historic District. The request is made in conformance with the regulations of Ordinance Section 8-3030(l)(9) and (n)(4). The subject property is located at 10 East Broad Street. The property is zoned R-I-P-B (Residential-Medium Density).

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

11. Petition of John Settles
Urban Communities, LLC
B-070829-55251-2
1019 Elliot Street

Nature of Request

The petitioner is requesting approval of a 1,200 square foot lot area variance from the required 7,200 square foot requirement and a six foot front yard setback variance from the 25 foot front yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a two-family residence. The subject property is located at 1019 Elliot Street. The property is zoned R-4 (Four-Family Residential).

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

IV. Other Business

1. **Election of Officers – Chairman and Vice-Chairman for 2007 - 2008**

V. Adjournment