

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

OCTOBER 23, 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 – September 25, 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 Jesse Washington
B-070926-59734-2
801 Joe Street

Nature of Request

The petitioner is requesting approval of an eight foot side yard setback variance from the 15 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 is located at 801 Joe Street. The property is zoned R-M-25 (Multi-Family Residential).

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

2. Petition of Edward Chisholm
Neighborhood Improvement Association
B-070926-60511-2
1219 East Waldburg Street

Nature of Request

The petitioner is requesting approval of a five 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 residence. The subject property is located at 1219 East Waldburg Street. The property is zoned R-4 (Four-Family Residential).

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

MORE

- 3.. Petition of Edward Chisholm
Neighborhood Improvement Association
B-070926-60749-2
1221 East Waldburg Street

Nature of Request

The petitioner is requesting approval of a five 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 residence. The subject property is located at 1221 East Waldburg Street. The property is zoned R-4 (Four-Family Residential).

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

4. Petition of Arnold Brown
B-070926-60923-2
101 Millen Street

Nature of Request

The petitioner is requesting approval of a 2½ foot front yard setback variance from the 25 foot front yard setback required, and a two foot and 7½ foot side yard setback variance from the five and 15 foot side yard setback requirement of Section 8-3025 in order to construct a single family residence. The subject property is located at 101 Millen Street. The property is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions required for granting a 2.5 foot front yard setback variance and two foot and 7.5 foot side yard setback variances appear to be met.

5. Petition of Virginia Brown, For
The Coastal Empire Habitat for Humanity, Inc.
B-070927-55398-2
0 Essex Avenue

Nature of Request

The petitioner is requesting approval of a 14 foot 3 inch rear yard setback variance from the 25 foot rear yard setback requirement; a 6½ foot front yard setback variance from the 25 foot front yard setback requirement; a one space off-street parking variance from the two space off-street parking requirement; a 9 foot 3 inch side yard setback variance from the 15 foot side yard setback requirement; and approval of a lot area variance to allow 36.13 percent lot coverage as opposed to the 30 percent lot coverage allowed by Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at the northeast corner of Essex and Plymouth Avenues. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the findings necessary to grant the requested variances appear to be met.

6. Petition of Virginia Brown, For
The Coastal Empire Habitat for Humanity, Inc.
B-070927-55622-2
0 Essex Avenue

Nature of Request

The petitioner is requesting approval of a 14 foot 3 inch rear yard setback variance from the 25 foot rear yard setback requirement; a 6½ foot front yard setback variance from the 25 foot front yard setback requirement; a one space off-street parking variance from the two space off-street parking requirement; and approval of a lot area variance to allow 36.13 percent lot coverage as opposed to the 30 percent lot coverage allowed in Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 0 Essex Avenue near the intersection of Essex and Plymouth Avenues. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the findings necessary to grant the requested variances appear to be met.

III. REGULAR AGENDA

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

Nature of Request

On September 25, 2007, the Zoning Board of Appeals considered the above referenced request and voted to deny the request. Section 8-3167(f) of the Savannah Zoning Ordinance provides that an applicant may request a rehearing within five days following the board's decision on the petition for which the rehearing is being sought. Upon approval of a request for rehearing, the board shall hear the petition in question at the same meeting.

2. Amended Petition of Katrina Robinson
B-060828-58343-2
5108 Skidaway Road

Nature of Request

The petitioner is requesting an extension of the approval granted to establish a use (child care) pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 5108 Skidaway Road, is zoned R-6 (One-Family Residential).

3. Continued 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.

4. Continued 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).

5. Continued 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.

6. Continued 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.

7. Petition of Carolyn Pearl Johnson
B-070926-59626-2
1830 Vassar Street

Nature of Request

The petitioner is requesting approval of a request to establish a use (child care) that must be approved by the Zoning Board of Appeals pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The petitioner is also seeking a waiver of the requirement that said use be located on a collector or arterial street. The subject property is located at 1830 Vassar Street. The property is zoned R-6.

Summary of Findings: All of the conditions necessary for granting the use approval sought to establish a child care facility and the granting of a waiver of the requirement that such a use be located on a collector or arterial street appear not to be met.

8. Petition of Dionne R. Hines
B-070926-61041-2
33 Fair Street

Nature of Request

The petitioner is requesting approval of a use (child care) that must be approved by the Zoning Board of Appeals pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The petitioner is also seeking a waiver of the requirement that said use be located on a collector or arterial street. The subject property is located at 33 Fair Street. The property is zoned R-6 (One-Family Residential).

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

9. Petition of Robert E. Poppell, Jr.
B-070926-61126-2
605 Rose Dhu Road

Nature of Request

The petitioner is requesting approval of a 552 square foot lot area variance from the 20,000 square foot lot area requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to subdivide an existing property into two separate lots of record. The subject property is located at 605 Rose Dhu Road. The property is zoned R-20 (One-Family Residential).

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

10. Petition of Harold B. Yellin, Agent for
First African Baptist Church &
NP Bay Lane Ventures, LLC
B-070829-50050-2
23 Montgomery Street

Nature of Request

The petitioner is requesting approval of a two-story variance to the height limitations of Section 8-3030 of the Savannah Zoning Ordinance in order to construct a hotel on the subject site. The subject property, located at the northwest corner of Bryan and Montgomery Streets, 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.

IV. Other Business

V. Adjournment