

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

January 29, 2008

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 – December 18, 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 Amy Stafford
B-071120-51115-2
2307 Bull Street

Nature of Request

The petitioner is requesting approval of a petition to establish a use (nightclub) which must be approved by the Board of Appeals in accordance with the provisions of Article K of the Savannah Zoning Ordinance. The subject property is located at 2307 Bull Street. The property is zoned TC-1 (Traditional Commercial).

Summary of Findings: All of the conditions necessary for granting the use approval sought appear to be met.

III. REGULAR AGENDA

1. Petition of Neil Dawson,
For Martin Melaver
B-071217-46980-2
210 East Taylor Street
(Continued per Petitioner's Request)

2. 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.

3. Petition of Harold Gantt
B-071029-52869-2
920 Mill Drive

Nature of Request

The petitioner is requesting approval of a 3 foot side yard setback variance from the 5 foot side yard setback required, a 23 foot rear yard setback variance from the 25 foot rear yard setback required, and to allow lot coverage of 32.2 percent as opposed to the 30 percent allowed pursuant to section 8-3025(c) of the Savannah Zoning Ordinance in order to construct a detached garage. The subject property is located at 920 Mill Road. The property is zoned R-6 (One Family Residential).

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

4. Petition of Paul Bush, For
Roosevelt Pough
B-071120-39553-2
814 West 44th Street

Nature of Request

The petitioner is requesting approval of an application to allow lot coverage of 45.75 percent as opposed to the 30 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance. The petitioner intends to construct an addition onto an existing single family residence. The subject property is located at 814 West 44th 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.

5. Petition of Paul Bush, For
Roosevelt Pough
B-071120-47471-2
822 West 44th Street

Nature of Request

The petitioner is requesting approval of an application to allow lot coverage of 45.75 percent as opposed to the 30 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance. The petitioner intends to construct an addition onto an existing single family residence. The subject property is located at 822 West 44th 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.

6. Petition of Paul Bush, For
Roosevelt Pough
B-071120-89350-2
818 West 44th Street

Nature of Request

The petitioner is requesting approval of an application to allow lot coverage of 45.75 percent as opposed to the 30 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance. The petitioner intends to construct an addition onto an existing single family residence. The subject property is located at 818 West 44th 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.

7. Petition of David Cross
B-071120-48977-2
1809 Dexter Street

Nature of Request

The petitioner is requesting approval of a 27 foot front yard setback variance from the 30 foot front yard setback required; a 2 foot side yard setback variance from the 5 foot side yard setback required; and a 22 foot rear yard setback from the 25 foot rear yard setback required by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 1809 Dexter Street. The property is zoned R-4 (Four-family Residential).

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

8. Petition of Charles
And Janice Oxford
B-071212-48821-2
1601 Huntingdon Street

Nature of Request

The petitioner is requesting approval of an extension of a previously approved variance to allow lot coverage of 79.6 percent as opposed to the 75 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, located at 1601 Huntingdon Street, is zoned R-I-P-A (Residential – Medium Density).

Summary of Findings: All of the conditions necessary for the granting of a 4.6% lot coverage variance appear not to have been met.

9. Petition of Janice Swan
And Valerie Davis
B-071212-50715-2
4018 Walton Street

Nature of Request

The petitioner, Janice Swan and Valerie Davis, is requesting approval of an application to establish a use (child care center) which must be approved by the Board of Appeals in conformance with the standards set forth in Section 8-3025 of the City of Savannah Zoning Ordinance. Included in the petition is a request for a variance from the maximum number of children allowed (54 requested, 18 allowed), and a variance from the requirement that a center be located on a collector or higher designated street.

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

10. Petition of Neil Dawson,
For Martin Melaver
B-071217-47241-2
214 East Taylor Street

Nature of Request

The petitioner, Neil Dawson, For Martin Melaver, has, in accordance with the provisions of Section 8-3163(a) of the City of Savannah Zoning Ordinance, filed an appeal of a decision made by the Historic District Board of Review alleging that procedural errors were made during the review of and subsequent issuance of a Certificate of Appropriateness for a fence that exceeds the maximum height allowed in Section 8-3051 by five (5) feet three (3) inches for property adjoining the petitioner's residence. The petitioner is requesting that the Board of Appeals reverse the decision of the Historic District Board of Review and deny the fence height as requested.

Summary of Findings: It appears that: (1) The Ordinance limits the height of fences and walls in the Historic District to 11 feet; (2) That the HRB overstepped their authority to grant a variance for an over height fence; and (3) That the appropriate avenue for an appeal of the height restriction is to the Zoning Board of Appeals.

11. Petition of Albert Faragalli
and Arjan Vanbuul
B-071217-47648-2
407 East Anderson Street

Nature of Request

The petitioner is requesting approval of a 4-space parking variance, and a 3-foot side setback variance in order to build a mixed use commercial and residential structure. The subject property, located at 407 East Anderson Street, is in the Victorian Planned Neighborhood Conservation (PNC) district and is zoned 1-B (Commercial/Mixed Use).

Summary of Findings: All conditions necessary for granting a variance from the side setback requirement appear to have been met. All conditions for granting a variance from the requirement for seven (six and one handicapped-accessible) parking spaces on site do not appear to have been met.

12. Petition of Steve Green
B-071227-32156-2
225 East President Street

Nature of Request

The petitioner is requesting approval of a variance from the requirements of Section 8-3082(r) of the City of Savannah Zoning Ordinance that requires remote off-street parking spaces to be no more than 150 feet distance from the use served. The subject property, located at 225 East President Street, is zoned R-I-P-A (Residential-Institutional-Professional – medium density).

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

IV. Other Business

V. Adjournment