

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

February 26, 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 – January 29, 2008

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 John Sumner
and Read Brennan
B-080124-52013-2
515 East 31st Street

Nature of Request

The petitioner is requesting approval of a 2 ½ foot side yard setback variance for each side from the five foot side yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a new residential dwelling. The subject property, located at 515 East 31st Street, is zoned R-M-25 (Multi-family Residential – 25 units per acre).

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

III. REGULAR AGENDA

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(Withdrawn per Petitioner)

MORE

2. Continued 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.

3. Petition of Sylvia Ross
B-080116-88036-2
1754 East 31st Street

Nature of Request

The petitioner is requesting approval of a 25 foot front yard setback variance from the 25 foot front yard setback requirement of Section 3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 1754 East 31st Street, is zoned R-6 (One-Family Residential).

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

4. Petition of J.I Smith Construction Co.
B-080124-51822-2
8 Rose Hill Drive

Nature of Request

The petitioner is requesting approval of a 15 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 single family residence. The subject property, located at 8 Rose Hill Drive, is zoned R-6 (One-family Residence).

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

5. Petition of Albert M. Faragalli
B-080125-32626-2
557 East Harris Street

Nature of Request

The petitioner is requesting approval of a variance to allow lot coverage of 76.92 percent as opposed to the 75 percent lot coverage allowed in order to construct an addition onto an existing structure. The subject property, located at 557 East Harris Street, is zoned R-I-P-A (Residential-Medium Density).

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

6. Petition of Ann McCall
B-080125-32837-2
1221 West 51st Street

Nature of Request

The petitioner is requesting approval of a 15 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 an addition onto an existing residential structure. The subject property, located at 1221 West 51st Street, is zoned R-6 (One-family Residential).

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

7. Petition of Mr. and Mrs. George Johnson
B-080128-31952-2
326 East 45th Street

Nature of Request

The petitioner is requesting approval of a 25 foot rear yard setback variance from the 25 foot rear yard setback requirement and approval of a variance to allow lot coverage of 49.73 percent as opposed to the 30 percent lot coverage allowed. The petitioner desires to connect the primary structure (house) with an accessory structure (garage). The subject property located at 326 East 45th Street, is zoned R-6 (One-family residential).

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

8. Petition of E.C. Burnsed
B-080128-32123-2
221 East 32nd Street

Nature of Request

The petitioner is requesting approval of the following variances in order to legally split an existing lot of record into two separate parcels: Proposed Lot A: a five (5) inch lot width variance from the 30 foot minimum lot width required, and a 255 square foot lot area variance from the minimum 2,200 square foot lot area requirement; Proposed Lot B: a nine (9) foot eight (8) inch variance from the 30 foot minimum lot width required, and an 820 square foot lot area variance from the minimum 2,200 square foot lot area requirement of Article K, Section 5.6.5 of the Savannah Zoning Ordinance. The subject property, located at 221 East 32nd Street, is zoned TN-2 (Traditional Neighborhood).

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

IV. Other Business

V. Adjournment