

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

April 22, 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 – March 25, 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.

III. REGULAR AGENDA

1. Petition of GBS Construction Co., Inc.
Gail Shanklin
B-080305-42155-2
601 West 38th Street

Nature of Request

The petitioner, Gail Shanklin, for GBS Construction Company, Inc., is requesting approval of a two (2) foot side yard setback variance from the five (5) foot side yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance for each side in order to construct a single family residence.

Summary of Findings: All of the conditions required for approval of the requested variance appear not to have been met.

2. Petition of GBS Construction Co., Inc.
Gail Shanklin
B-080305-42516-2
801 West 51st Street

Nature of Request

The petitioner, Gail Shanklin, for GBS Construction Company, Inc., is requesting approval of a two (2) foot side yard setback variance from the five (5) foot side yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance for each side in order to construct a single family residence.

Summary of Findings: All of the conditions required for approval of the requested variance appear not to have been met.

3. Petition of Terry L. Wright
B-080305-42605-2
1944 Vassar Street

Nature of Request

The petitioner, Terry L. Wright, is requesting approval of a 4.15 foot lot width variance from the minimum 60 lot width requirement for each of two lots; and a 415 square foot lot area variance from the minimum 6,000 square foot lot area requirement of Section 8-3025 of the Savannah Zoning Ordinance for each of two lots in order to subdivide an existing lot of record.

In July of 2007, the Zoning Board of Appeals approved a request from the applicant for a 2.5-foot variance and a 150-foot lot area variance on this same parcel, but subsequently the applicant was found to need the larger variance in order to accomplish the intend.

Summary of Findings: All of the conditions for approval appear not to have been met

4. Petition of Janet Boomgaarden
B-080317-86869-2
1402 Addie Byers Drive

Nature of Request

The petitioner, Janet Boomgaarden, is requesting approval to establish a use (child care for 18 children) that must be approved by the Board of Appeals. The petitioner also seeks a waiver of the requirement that said use be located on a collector or higher designated street.

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

5. Petition of Charles E. Roberts
B-080317-87496-2
105 Alfred Street

Nature of Request

The petitioner, Charles E. Roberts, is requesting approval of a ten foot lot width variance from the 60 foot minimum lot width required by Section 8-3025 for each of two lots in order to subdivide an existing lot of record.

Summary of Findings: All of the conditions necessary for approval appear not to have been met.

6. Petition of Philip Wirth
B-080317-87970-2
11 East Back Street

Nature of Request

The petitioner, Philip Wirth, is requesting approval of a four (4) foot height variance from the 35 foot height limit allowed by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence.

Summary of Findings: All conditions necessary for approval appear not to have been met.

7. Petition of Roy D. Ogletree, For
Ryan Chandler
B-080319-51155-2
302 Atkinson Avenue

Nature of Request

The petitioner, Roy D. Ogletree, For Ryan Chandler, is requesting approval of a 25 foot rear yard setback variance from the 30 foot rear yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition onto an existing residential dwelling to within five feet of the rear property.

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

8. Petition of James Smith, For
Reserve Townhomes, LLC
B-080325-54219-2
316 Reserve Way, 402,416,
418,420,422,424,426 Legends Court

Nature of Request

The petitioner, James T. V. Smith, For Reserve Townhomes, LLC, is requesting approval of a 25 foot rear yard setback variance from the 30 foot rear yard setback requirement for each of eight (8) lots in order to construct single family dwellings on Hutchinson Island.

Summary of Findings: All of the conditions necessary for approving the variances on the structures at 316 Reserve Way and 402, 416, 418, 420, 422, 424 and 426 Legends Court (only) as requested appear to be met.

9. Petition of Harold B. Yellin, For
Mark Smith
B-080325-55790-2
199 East Bay Street

Nature of Request

The petitioner, Harold Yellin, For Mark Smith, is requesting approval of a 3-inch variance from the requirement of Section 8-3030(1)(9)g which states that “window sashes shall be inset not less than three (3) inches from the façade of a masonry building” in order to construct a hotel.

Summary of Findings: Whereas a property hardship has not been demonstrated, all of the findings necessary for granting the variance requested appear not to be met.

10. Petition of Tifton Land Inc.
B-080325-56099-2
7208 and 7210 Skidaway Road

Nature of Request

The petitioner, Timothy R. Walmsley, For Tifton Land, Inc. is requesting approval of a variance from Section 8-3040 of the Savannah Zoning Ordinance to allow outdoor display at a motorcycle and watercraft dealership located in a PUD-IS-B zoning district.

Summary of Findings: All of the conditions necessary for approving the variance appear not to have been met.

11. Petition of Virginia Brown, For
Coastal Empire Habitat for Humanity
B-080325-56309-2
0 Essex Avenue

Nature of Request

The petitioner, Virginia Brown, for Coastal Empire Habitat For Humanity, is requesting approval of a 6½ foot front yard setback variance from the 25 foot front yard setback requirement; a 14½ foot rear yard setback variance from the 25 foot rear yard setback requirement; and a variance to allow lot coverage of 36.67 percent as opposed to the 30 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance, in order to construct a single family residence.

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

12. Petition of Tiyanna Cummings
B-080325-56614-2
0 Hale Street/627

Nature of Request

The petitioner, Tiyanna Cummings, is requesting approval of a request to establish a use (child care center for 18 children) that must be approved by the Board of Appeals. The petitioner is also seeking a waiver of the requirement that said use be located on a street designated a collector or higher. The subject property is located on the Southeast Corner of Hale Street and Lawton Avenue

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

13. Petition of Howard Reid
B-080325-56719-2
1003 and 1009 West 36th Street

Nature of Request

The petitioner, Howard Reid, is requesting approval of a 20-foot lot width variance from the 50-foot lot width requirement of Section 8-3029 of the Savannah Zoning Ordinance for each of four (4) lots in order to subdivide two existing lots of record.

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

14. Petition of Patrick J. O'Connor
B-080325-56885-2
1202 Madrid Avenue

Nature of Request

The petitioner, Patrick J. O'Connor, is requesting approval of a ten foot lot width variance from the minimum 60 foot lot width requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to subdivide an existing lot of record into three parcels.

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

15. Petition of L. Robert Isaacson,
For Rosebud, LLC
B-080325-57165-2
1002 Drayton Street; 107 / 111 East Waldburg Street

Nature of Request

The petitioner, L. Robert Isaacson, For Rosebud, LLC, is requesting approval of a use (inn) which must be approved by the Board of Appeals. The petitioner is also seeking approval of a tandem parking plan.

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

IV. Other Business

V. Adjournment