

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

May 27, 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 – April 22, 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 Aaron Fox
B-080403-53495-2
1102 Richards Street

Nature of Request

The petitioner, Aaron Fox, is requesting approval of ten-foot side yard setback from the 15-foot required side yard setback to facilitate the construction of a 1,120-square-foot house.

Summary of Findings: All of the conditions necessary for approval of the request appear to be met.

2. Petition of Alvin Williams
B-080428-32395-2
0 Staley Avenue

Nature of Request

The petitioner, Alvin Williams, is requesting approval of a special use application to permit the establishment of a church.

Summary of Findings: All of the conditions necessary for the approval of the requested use appear to be met

III. REGULAR AGENDA

1. Petition of City of Savannah
Sanitation Bureau
B-080428-32035-2
6161 Skidaway Road

Nature of Request

The petitioner, City of Savannah-Sanitation Bureau, is requesting approval of a public use under the provisions of Code Section 8-3025A (23) in order to establish a Recycling Collection and Education Center adjacent to an existing municipal waste transfer station in the vicinity of Bacon Park.

Summary of Findings: All of the conditions required for approval of the use request appear to be met. Numerous members of the public have called following receipt of the notification letters to inquire about the proposed use.

2. 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.

3. 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 variances 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.

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

Nature of Request

The petitioner 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. Further, under Section 3009, the variance, if approved, would not permit the creation of four lots as proposed.

5. 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.

6. Petition of Carol Hixson
B-080423-32326-2
913 East Henry Street

Nature of Request

The petitioner, Carol Hixson, is requesting approval of a 3,432 square foot lot area variance (roughly 50%) to allow an existing six-bedroom house on a 3,768-square foot lot to be converted into a duplex dwelling.

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

7. Petition of William Mammele,
For Coastal Empire Exteriors
B-080423-32560-2
13012 Largo Drive

Nature of Request

The petitioner, William Mammele, For Coastal Empire Exteriors, is requesting approval of a seven-foot rear-yard setback variance from the 35-foot rear-yard setback requirement in order to construct a 12'X12' sunroom extension.

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

8. Petition of Paul Bush, For
Molinda Johnson
B-080428-32196-2
723 Paulsen Street

Nature of Request

The petitioner, Paul Bush, for Molinda Johnson, is requesting approval of a one foot side yard setback variance from the fifteen foot side yard setback requirement and approval of a five-foot, eight-inch rear yard setback variance from the 25-foot rear year setback requirement. The petitioner desires to construct a single-family residence on the property.

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

9. Petition of L. Doug Bean Signs,
For Identiti Resources & Alltel
B-080428-38009-2
1909 East Victory Drive

Nature of Request

The petitioner, Doug Bean Signs, For Identiti Resources & Alltel, is requesting approval of a variance to permit the installation of two additional wall-mounted signs on a retail store.

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

10. Petition of Doug Bean Signs,
For Identiti Resources & Alltel
B-080428-38312-2
7805 Abercorn Street Suite 27

Nature of Request

The petitioner, Doug Bean Signs, For Identiti Resources & Alltel, is requesting approval of a variance to permit the installation of an additional wall-mounted sign on a retail store. The subject property is located at 7805 Abercorn Street. The property is zoned B-C (Community Business).

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

11. Petition of Richard F. Dodd
B-080428-38607-2
103 East Back Street

Nature of Request

The petitioner, Richard F. Dodd, is requesting approval of a five-foot side setback variance from the ten-foot side setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order avoid encroachment on the root structure of a 250-year-old live oak tree in the construction of an accessory dwelling unit. The subject property is located at 103 East Back Street.

Summary of Findings: The conditions required for the granting of a variance are not present. The requested variance is for the creation of accessory living unit, which is not a permitted use in the R-10 zoning district and therefore may not be varied.

IV. Other Business

V. Adjournment