

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

July 22, 2008

2:30 P.M.

TENTATIVE AGENDA

This Agenda can be accessed on the Internet at <http://www.thempc.org>

I. MINUTES

1. Approval of SZBA Minutes – June 24, 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 Richard F. Dodd
B-080428-38607-2
103 East Back Street

Nature of Request

The petitioner 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.

2. Petition of Larry Gordon, For
Solomon Temple
B-080428-40408-2
0 Alexander Street

Nature of Request

The petitioner is requesting approval of an 11-foot side yard setback from the 20-foot required side yard setback; a 9-foot front yard setback from the 50-foot (from center of Right of Way) required front yard setback and a variance to permit an existing parking structure (carport) as a principal use in an R-4 district.

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

3. Petition of Larry Gordon, For
Solomon Temple
B-080527-43074-2
2005 Augusta Avenue

Nature of Request

The petitioner is requesting approval of a use (church dining hall) which must be approved by the Zoning Board of Appeals.

Summary of Findings: All of the conditions necessary for the granting of the applicant's request appear not to be met.

4. Petition of Dexter M. Treadwell
B-080523-36585-2
121 Fair Street

Nature of Request

The petitioner is requesting approval to re-activate a non-conforming use (restaurant) that was more than 75 percent damaged by fire more than 12 months in the past. Continuation of such non-conforming use must be approved by the Zoning Board of Appeals.

Summary of Findings: All of the conditions necessary for the approval of the applicant's request appear not to be met.

5. Petition of Michael A. Fields
B-080527-42119-2
2103 Augusta Avenue

Nature of Request

The petitioner is requesting approval of a five-foot side yard setback and a five-foot rear-yard setback for one structure, a 1.7-foot side yard setback for an accessory structure, and a 3.8 side-yard setback variance for a second dwelling unit on the subject property.

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

6. Petition of Clay Branson
B-080620-30517-2
110 East Duffy Street

Nature of Request

The petitioner is requesting approval of a 3-foot side-yard setback variance in order to site a carriage house within two feet of a side property line. The subject property is located at 110 East Duffy Street. The property is zoned 2-R in the Victorian zoning district.

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

7. Petition of Paul Bush, For
Mr. & Mrs. Jansse Chisholm
B-080620-30626-2
2100 South Fernwood Drive

Nature of Request

The petitioner is requesting approval of a 12-foot rear-yard setback variance to permit the construction of an addition to an existing single-family residence to within 13 feet of the rear property line. The subject property is located at 2100 South Fernwood Drive. The property is zoned R-6 (Single-family Residential).

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

8. Petition of Ethel Scott
B-080623-28746-2
205 West 58th Street

Nature of Request

The petitioner is requesting approval of a 3-foot rear yard setback variance to allow for the issuance of a building permit on an existing building extension. The subject property is located at 204 West 58th Street. The property is zoned R-4 (Four-family Residential).

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

9. Petition of Blake Elsinghorst
B-080623-30070-2
205 East 37th Street

Nature of Request

The petitioner is requesting approval of a use under the provisions of Mid-City Zoning (article K) section 5.8.2 for permission to serve wine with meals, which requires Board of Zoning Appeals approval. The subject property is located at 205 East 37th Street. The property is zoned TC-1 (Traditional Commercial).

Summary of Findings: All of the requirements necessary to the approval of the request appear not to be met.

10. Petition of Howard Reid
B-080623-39938-2
502 East 35th Street

Nature of Request

The petitioner is requesting approval of a 10-foot side yard setback variance in order to construct a single-family house within five feet of Price Street on a corner lot. The subject property is located at 502 East 35th Street. The property is zoned RM-25 (Multifamily Residential, 25 du/ac).

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

11. Petition of Virginia Brown, For
Coastal Empire Habitat for Humanity
B-080623-40007-2
0 Clinch Street

Nature of Request

The petitioner is requesting approval of a 7 foot front-yard setback variance, a 30-foot lot width variance and a 2,903-foot lot area variance in order to construct a single-family residence. The subject property is located at 0 Clinch Street near Stark Street. The property is zoned R-6 (Single-Family Residential).

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

12. Petition of Diana Lynn Parker
B-080623-40151-2
2418-2424 Bull Street

Nature of Request

The petitioner is requesting approval of a use under the provisions of Mid-City Zoning section 5.8.2 for a bar/nightclub, which requires Board of Zoning Appeals approval. The subject property is located at 2418-2424 Bull Street. The property is zoned TC-1 (Traditional Commercial).

Summary of Findings: All of the requirements necessary to the approval of the request appear not to be met.

13. Petition of Virginia Brown, For
Coastal Empire Habitat for Humanity
B-080623-40295-2
0 Lamar Avenue

Nature of Request

The petitioner is requesting approval of 13.24 rear yard setback variance, a front yard variance of 7 feet on Dixon Street, a 20-foot lot width variance and a 2006-square foot lot area variance in order to construct a single-family home. The subject property is located at 0 Lamar Avenue (southwest corner of the intersection of Lamar Avenue and Dixon Street). The property is zoned R-4 (Four-family Residential).

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

IV. Other Business

V. Adjournment