

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

August 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 – July 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.

III. REGULAR AGENDA

1. Petition of Paul Robinson
B-080723-89787-2
122 West Jones Street

Nature of Request

The petitioner is requesting approval of a parking variance (thirteen spaces) to allow three residential apartments in an existing nine-unit apartment complex to be used as artist studio/galleries.

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

2. 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.

3. 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.

4. Petition of Michael 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.

5. Petition of Diana Lynn Rogers
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.

6. Petition of St. Peters Missionary B.C.
B-080723-46811-2
403 West 56th Street

Nature of Request

The petitioner is requesting approval of use (after school learning center) and remote parking.

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

7. Petition of Harriet Holmes
B-080723-89488-2
1819 East 58th Street

Nature of Request

The petitioner is requesting approval to establish a use (child care for 15 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.

8. Petition of Thomas C. Madison
B-080723-89868-2
2414 Hawaii Avenue

Nature of Request

The petitioner is requesting approval of a five-foot lot width variance and an 8.3% (500 square foot) lot area variance.

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

9. Petition of Dan Marino,
For Pizza Rustica
B-080723-89948-2
1919 Bull Street

Nature of Request

The petitioner is requesting approval of a use (alcohol sales, beer and wine) in an existing restaurant.

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

10. Petition of Harley Krinsky
B-080728-27442-2
2305 Habersham Street

Nature of Request

The petitioner is requesting approval of a 15-percent lot coverage variance (75% instead of 60%), and a 2-foot rear-yard setback variance (3 and 4 feet instead of the 5-feet required) in order to subdivide an 8,962-square foot lot containing two existing structures into two separate lots.

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

11. Petition of Natasha Collins
B-080728-36403-2
11 Cornwell Street

Nature of Request

The petitioner is requesting approval of a use (child care center for up to 18 children), and a waiver of the requirement that said use must be located on a collector street or higher, which must be approved by the Zoning Board of Appeals.

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

12. Petition of Dennis Murphy
B-080728-36795-2
113A-113B West 35th Street

Nature of Request

The petitioner is requesting approval of a 5-foot side yard setback variance, a 2.89-foot lot width variance and a 2,189-square foot lot area variance in order to subdivide an existing lot of record with three structures on it, into three separate parcels.

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

13. Petition of Dennis Murphy
B-080728-36797-2
115A-115B West 35th Street

Nature of Request

The petitioner is requesting approval of a 3.3-foot side yard setback variance, and a 2,057-square foot lot area variance in order to subdivide an existing lot of record with three structures on it, into three separate parcels.

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

14. Petition of Dennis Murphy
B-080728-36970-2
1902 Barnard Street

Nature of Request

The petitioner is requesting approval of a 3.3-foot side yard setback variance, and a 695-square foot lot area variance in order to subdivide an existing lot of record with three structures on it, into three separate parcels.

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

15. Petition of CAT Holdings, LLC.
B-080728-37302-2
0,130,198 East Victory Drive

Nature of Request

The petitioner is requesting approval of a use (package alcohol sales) pursuant to section 6.3.9, which requires Zoning Board of Appeals approval.

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

16. Petition of John Sumner,
For JSRB Ventures.
B-080728-38170-2
0 East 32nd Street

Nature of Request

The petitioner is requesting approval of lot width variances of 1-foot, 9-inches for two lots and 6-feet, 9-inches for a third lot in order to subdivide a parcel on East 32nd Street.

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

17. Petition of John Carrington
B-080728-38252-2
1224 East 49th Street

Nature of Request

The petitioner is requesting approval of a 5-foot rear yard setback variance in order to locate an accessory building (carport/shed) directly on the rear property line.

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

IV. Other Business

V. Adjournment