



## Savannah Historic District Board of Review

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### SEPTEMBER 20, 2017 (RESCHEDULED FROM SEPTEMBER 13, 2017) SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

#### **Title**

D2 - Petition of Sanders Architecture | 16-003487-COA | 305 and 315 West Wayne Street | New Construction: Part I, Height and Mass

#### **Description**

The petitioner is requesting approval for New Construction, Part 1: Height and Mass of a new 4-story apartment building at 305-315 West Wayne Street. The property is located within the center of the block on the south side of Wayne Street. There is no access to a lane.

The petitioner is requesting a variance from the structured parking setback standard which reads:  
Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).  
To allow for ground floor parking.

#### **Recommendation**

Approve New Construction: Part I, Height and Mass for a new building at 305-315 West Wayne Street with the following conditions to be submitted for review by the Board with Part II, Design Details.

1. Incorporate transoms above all entrance doors.
2. Redesign the space between the central bay, third floors windows on the front façade.
3. Incorporate additional voids on the ground floor front façade and redesign the central vent shape to more compatible with openings in similar locations on contributing buildings.
4. Either remove the side façade pilasters or center the windows within each bay between the pilasters.
5. Ensure that the door frames are inset not less than three inches.
6. Redesign the "basket weave" railing.
7. Redesign the foundation and fence/wall to be seamless.

Staff recommends continuing the variance request from the structured parking setback standard which reads:  
Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).  
Until the text amendment to reduce the parking requirement is approved.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Aerial Map.pdf](#)
- 📎 [Context-Sanborn Map.pdf](#)
- 📎 [Berrien Ward Map.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Submittal Packet - Mass Model.pdf](#)
- 📎 [Submittal Packet - Photographs.pdf](#)
- 📎 [16-003487-COA Staff Recommendation.pdf](#)