

**CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION
VICTORIAN PLANNED NEIGHBORHOOD CONSERVATION DISTRICT
CERTIFICATE OF COMPATIBILITY**

STAFF REPORT

PETITIONER: Jim Lewellyn/Go Long Win, LLC
101 Marsh Harbor Drive
Savannah, Georgia 31410

OWNER: Jim Lewellyn

FILE NUMBER: N-090324-61210-2

ADDRESS: 800 Habersham Street

PIN: 2-0044-16-001

ZONING: 2-B

STAFF REVIEWER: Beth Reiter

DATE: April 7, 2009

NATURE OF REQUEST:

The applicant requests approval of a three story apartment building to be built on the footprint of the former Rite Aid building on the lot bound by Habersham, Gwinnett and Price Streets. The lot is located in the Victorian Planned Neighborhood Conservation District. The Victorian District Zoning Ordinance stipulates that MPC approve requests for new construction.

FINDINGS:

The lot is located within a 2-B zone. Multifamily dwellings in this zone require use approval from the Zoning Board of Appeals. An application has been submitted for the March 31, 2009 meeting. There is a density issue that must also be resolved with Zoning.

The following Part I Height and Mass Standards Apply:

Standard	Proposed	Comment
Setbacks: Minimum side yard setback five feet; rear yard setback 35 feet; for corner lots with structures facing a north-south street, the minimum front yard setback shall be zero feet.	The proposed building fronts Habersham Street. There is an existing setback of 51 feet-two inches; The existing side yard setback is greater than five feet and the existing rear yard setback is greater than 35 feet.	All setbacks are existing.

Density: In the 2-B zone one-bedroom units require 1,210 square feet of lot area per unit and two-bedroom units require 1,360 square feet of lot area per unit.	There are 24 one-bedroom units and 6 two-bedroom units proposed for a total lot area requirement of 37,200 square feet. The existing lot is 243.08 feet x 110 feet or 26,738.8 square feet.	The existing lot area does not support the number of units requested under the 2-B zoning.
Lot Coverage: The maximum building lot coverage is 60%.	The building lot coverage is 27.5%.	This standard is met.
Building Height: Maximum building height is 40 feet	A building height of 34 feet is proposed.	This standard is met.
Roof Shape:	A low roof hidden by a cast stone cornice is proposed.	There are examples of flat roofed institutional and commercial buildings in the Victorian District.
Entrances:	The main entrance faces Habersham Street (a N-S street). There is a secondary entrance on Gwinnett Street and a rear exit on Price Street.	The entrances follow the general location of the entrances on the previously existing commercial building with an additional entrance on Gwinnett Street.
Proportion of Structure's Front Façade:	The proportion of the height to the width of the front façade is 1:1.7.	The additional height of the new building is more compatible with the surrounding historic structures than the previous one story commercial building.
Proportion of Openings:	Rectangular and arched windows, taller than they are wide are proposed.	The window openings are in scale with the mass of the building.
Rhythm of Solids to Voids:	The majority of the windows are paired and grouped in bays.	The rhythm of solids to voids is compatible.
Rhythm of Structure on Street:	The structure is using the existing footprint of the existing structure.	
Rhythm of Entrances, Porch Projections, Balconies:	NA	
Walls of Continuity:		Historically, buildings in the Victorian District formed a wall of continuity along the street front and did not have parking between the main

		facades and the fronting streets. Since the existing footprint is being used a wall of continuity is not established along either Habersham or Gwinnett Street. The required parking lot buffer would help mitigate this situation.
Scale:		The building maintains the scale of nearby structures.

The following Part II Design Standards Apply:

Standard	Proposed	Comments
Materials:	Brick walls: Cherokee "Frederica" Brick (backside) with Lafarge Georgia Red mortar and brick trim Cherokee "Frederica" (front side) with Magnolia Lite Buff mortar. White cast stone cornice	The materials are compatible.
Windows and Doors:	Weathershield HR 175 with 7/8" muntins.	The windows and doors are compatible. They should be inset from the face of the building by at least 3 inches.
Balconies, Stoops, Stairs, Porches:	NA	
Fences:	No fences or buffers are proposed.	A vegetative or masonry buffer is required along Gwinnett Street since it is across the street from residential.

RECOMMENDATION:

Approval of the design as submitted with the condition that a buffer is placed between the parking and the sidewalk at a minimum along Gwinnett Street to comply with Section 8-3082 (g) buffer required when adjoining property is residential.

BLR/jnp