

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

STAFF REPORT

PETITIONER: Mr. John Sumner
JSRB Ventures
7370 Hodgson Memorial Drive, Suite C-10
Savannah, Georgia 31406

OWNER: Mr. John Sumner

FILE NUMBER: N-090605-56746-2

ADDRESS: 315 East Park Avenue

PIN: 2-0053-02-019

ZONING: 2-R

STAFF REVIEWER: Beth Reiter

DATE: July 7, 2009

NATURE OF REQUEST:

The applicant requests approval to construct a 1 ½ story shotgun style single family residence on a non-conforming lot in the Victorian PNC District.

FINDINGS:

The following Part I Height and Mass Standards Apply:

Standard	Proposed	Comment
Setbacks: Minimum side yard setbacks are 5 feet. Front yard setback is the average of the setbacks for the adjoining developed properties. Rear yard setback is 35 feet. The MPC may adjust the front and rear yard setbacks so as to equal the established setbacks for the majority of the structures within the same block face.	Front yard: 0 Rear Yard: 49 feet East side: .5 feet West Side: 5 feet	The houses in this block are built to the lot line. (ie edge of front steps on 0 lot line) Which leaves a 55' rear yard setback. A 4.5 foot side yard setback variance is required for the East side. The lot is a substandard lot of record with a narrow width.

Density: Minimum lot area for a detached one-family dwelling in a 2-R district is 3,000 square feet.	The existing lot is 2,257.5 square feet.	This is an existing substandard lot of record. A single family dwelling is permitted.
Lot Coverage: 60% maximum lot coverage	The proposed dwelling is 864 square for 38% building lot coverage.	This standard is met.
Building Height:	The building height is proposed to be 24'-6". The height of the crawl space will be consistent with other historic structures in the block.	311 E. Park is 18' tall; 307-309 E. Park is 35' tall; and 301-303 E. Park is 24' tall. The height is consistent with one story structures in the block face.
Roof Shape:	Side gable with intersecting front gable roof porch. 30 year architectural shingles.	The adjacent structure has a side gable roof with asphalt shingles.
Entrances:	Entrance facing street	The entrance location is consistent with adjacent historic structures.
Proportion of Structure's Front Façade:	The proportion of the structure's front façade is more vertical than horizontal.	This is due to the narrowness of the lot.
Proportion of Openings:	Rectangular openings are proposed.	This is consistent with adjacent historic structures.
Rhythm of Solids-to-Voids:	The building is a shot gun style, two bays wide.	This is a very narrow lot.
Rhythm of Structure on Street:	A detached house is proposed.	The block consists of paired and single houses.
Rhythm of Entrances, Porch Projections, and Balconies:	Six foot deep full width porch.	Porches are found in this block face.
Walls of Continuity:	See fence below	
Scale:		There are small cottages scattered throughout the Victorian District.

The following Part II Design Standards Apply:

Standard	Proposed	Comments
Materials:	Smooth Hardiplank siding including gable.	The Siding material is consistent with the historic wood siding in the block face.
Windows and Doors:	MW Jefferson 400 series cellular PVC windows. Six panel wood raised panel door.	Although the elevation indicates a four panel door, the applicant states a six panel

		door will be used.
Balconies, Stoops, Stairs, and Porches:	Brick or wood steps with wood 1x6" pickets for railing. Square wood columns with 1x6" caps and base.	
Fences:	Six foot tall 1x 6", wood board fence located as shown on site plan with two gates.	The fence is compatible with others in the area.

RECOMMENDATION:

Approval of a 4.5 foot side yard setback and approval of the design of a 1 ½ story detached single family residence.

BLR/jnp