



C I T Y O F S A V A N N A H
Z O N I N G B O A R D O F A P P E A L S

Arthur Mendonsa Hearing Room
112 East State Street, Savannah 2:30 P.M.
Minutes

August 24, 2010 Savannah ZBA Meeting

Members Present: Timothy Mackey, Chairman
Brian Reese
John P. Jones

Members Not Present: Paul Robinson, Vice Chairman

Staff Present: Jack Butler, Assistant Secretary
Constance Morgan, Administrative Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Mackey called the Savannah Zoning Board of Appeals Meeting to order at 2:48 P.M.

II. Approval of Minutes

2. [Approval of the July 27, 2010 SZBA Minutes](#)

Attachment: [27July.pdf](#)

Board Action:

Motion to approve the July 27, 2010 SZBA Meeting Minutes as submitted with the necessary - PASS corrections should their be any.

Vote Results

Motion: Johnnie P. Jones, Sr
Second: Brian Reese

Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye

III. Item(s) Requested to be Removed from the Final 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.

IV. Consent Agenda

V. Old Business

VI. Regular Agenda

3. [Use Approval for 826 East 33rd Street](#)

Attachment: [Staff Report B-100726-61064-2.pdf](#)
Attachment: [ZONING_MAP.pdf](#)
Attachment: [VICINITY_MAP.pdf](#)
Attachment: [TAX_MAP.pdf](#)
Attachment: [Ortho-Zoning-Imagery.pdf](#)
Attachment: [FLUM.pdf](#)
Attachment: [COLOR LAND USE_MAP.pdf](#)

Present for the petition was: Ms. Karen Dickerson

Jack Butler gave the following summary:

The petitioner, Karen Dickerson, is requesting approval of a use under section 8-3025a, 18F (Group home for the Elderly, 7 to 15 persons) which requires approval of the Zoning Board of Appeals. Staff recommendation is for approval of the requested use. The subject parcel is a 4,140-square foot existing lot of record in an R-4 (Four-family Residential) zoning district. The parcel comprises a two-story 2,407 square foot, seven-bedroom, three-bath residence with a 29X49-foot footprint. The petitioner is requesting approval to operate a group home for up to seven senior citizens, with five single-occupancy rooms, one double-occupancy room, and a resident 24/7 caretaker. The petitioner is proposing to construct handicapped-accessible ramps to the front and side doors, to pave a four-pad parking area in the rear, and to pave East 32nd lane from Harmon Street to the parking area behind the residence. The future land Use Map of the Tricentennial Comprehensive Plan identifies this area for "Single-family Residential" use.

Speaking on the petition: Karen Dickerson, petitioner stated that she has proposed to provide assistant living for the elderly on the subject property. She asked that the board approve the petition as submitted.

William Frazier, neighboring property owner stated that the house was originally designed as a rooming house. As such it has caused great concerns for the neighbors on

the adjacent properties. His concerns were that the petitioner does not have 100 square feet of property in the rear of the property nor does she have adequate space in the front to build the proposed ramp. He added that the petitioner does not have the adequate space to allow parking. He stated that he was against the petition.

Robert Davis, neighboring property owner stated that the subject property was not built to code and that the property does not allow for the parking that will be needed by the residents. He also pointed out that the petitioner's driveway extended onto the neighboring property.

Gregory Dunbar, neighboring property owner stated that the side porch of the subject property extends onto his property. He asked that the petition be denied.

Karen Dickerson, petitioner stated that she has had conversations with the neighboring residents and she was not told that there were any concerns regarding the property or her proposal. If she had been made aware of their concerns she would have had the property surveyed.

Jack Butler agreed that the parking issue may be very real. He stated that staff did not survey the property and that the only question that staff answered was "is the site suitable for a group home for the elderly as defined in the ordinance?" He said that the layout of the proposed business would have to satisfy other departments of the city and that the staff recommendation is that this structure and this location is appropriate for a group assisted living home for the elderly.

Randolph Scott, Zoning Administrator added that when the petitioner comes in for a certificate of occupancy, staff will have to insist upon a copy of the surveyor's plat.

Board Action:

Approval of the requested use. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Nay

Brian Reese - Aye

4. [Variance Request- for 1214 Parnell Avenue](#)

Attachment: [Staff Report B-100726-62464-2.pdf](#)

Attachment: [ZONING_MAP.pdf](#)

Attachment: [VICINITY_MAP.pdf](#)

Attachment: [TAX_MAP.pdf](#)

Attachment: [AERIAL_MAP.pdf](#)

Attachment: [1214 Parnell Ave 07 31 86 Deed.pdf](#)

Jack Butler gave the following summary;

The petitioner, Linda G. Williams, is requesting approval of a 1.82 percent lot coverage variance (from the 30 percent lot coverage maximum) and a 13.2-foot rear yard setback variance (from the 25 foot minimum rear setback) in order to construct a 450-square foot addition onto an existing single family residence the 30 percent lot coverage maximum) The subject property is a non-conforming 5,000-square foot lot of record located in an R-6 (Single-Family Residential) zoning district. The subject property comprises an existing single-story dwelling of approximately 1,686 square feet in area. The existing residence is located 26.8 feet from the rear property line. The minimum square footage for a parcel in an R-6 district is 6,000 square feet and the minimum rear setback in an R-6 district is 25 feet. The maximum building coverage in an R-6 district is 30 percent. The petitioner proposes to construct a 15-foot by 30-foot addition (450 square feet) onto the rear of the existing structure. The existing structure constitutes a lot coverage of approximately 33 percent. With the addition, the lot coverage of the structure would increase to approximately 42 percent. The proposed addition would encroach onto the rear setback by 11.8 feet, coming to within 13.2 feet of the rear property line.

Board Action:

Approval of the requested variances. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Brian Reese - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

VII. Other Business

VIII. Adjournment

5. [Submittal](#)

There being no other business to come before the Board, Chairman Mackey declared the August 24, 2010, Savannah Board of Appeals Meeting ajourned at 3:20 P.M.

Respectfully submitted,

Jack Butler,

Assistant Secretary

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The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.