



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 A. Mendonsa Hearing Room
112 E. State Street, Savannah 2:30 PM
Minutes

May 25, 2010 Savannah ZBA Meeting

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

Members Not Present:

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

Vice Chairman Paul Robinson called the May 25, 2010 Savannah Zoning Board of Appeals meeting to order. He explained the agenda for the benefit of those attending the meeting for the first time.

II. Approval of Minutes

2. Approval of the April 27, 2010 SZBA Meeting

Attachment: 27April2010minutes.pdf

Board Action:

Motion to approve as submitted

- PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye
Paul Robinson	- 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. 2105 Hagood Street Variance Request

Attachment: Vicinitymap.pdf
Attachment: Taxmap.pdf
Attachment: Staff Report.pdf
Attachment: Ortho-Zoning-Imagery.pdf
Attachment: Aerialmap.pdf

Present for the petition was: Ms. Rosena Best

Jack Butler gave the following summary;

The petitioner, Rosena Best, is requesting approval of a 10-foot rear setback variance to build an addition to within 15 feet of the rear property line. Mr. Butler added that Mr. Johnson has requested that he inform the board that he has a lien against the subject property however this lien has no bearing on the variance application. Staff recommendation is for approval.

Speaking on the petition: Ms. Rosena Best, petitioner stated that Mr. David Johnson has completed construction on the property located at 2107 Hagood Street and that she has appeared in court regarding their dispute. She added that the case has been settled.

Board Action:

The addition to the petitioner's house would maintain a 15-foot rear yard and the existing side setbacks on the property. Staff recommends - PASS approval of the requested variance.

Vote Results

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

Timothy Mackey	- Not Present
Brian Reese	- Aye
Paul Robinson	- Aye

4. 810 East 41st Street Variance Request

Attachment: Vicinity_MAP.pdf
Attachment: Tax_MAP.pdf
Attachment: Submitted Photos and Drawings.pdf
Attachment: Staff Report.pdf
Attachment: Ortho-zoning-imagery.pdf
Attachment: Aerial_MAP.pdf
Attachment: Letter of Support.pdf

Jack Butler gave the following summary:

The petitioner, Harold Rhodes as agent for the estate of Lucille Graham, is requesting approval of a 3.5-foot rear setback variance, a 4-foot side setback variance and 5.2% lot coverage variance in order to obtain permits for a storage building replaced without a permit. Staff recommends approval with conditions.

Board Action:

The structure in question, a 430-square foot outbuilding, is oversized for the lot, but replaces a similar structure that was in the same location in dilapidated condition. The replacement of the structure in the same footprint maintains the historic layout of the parcel and does not result in excessive coverage when compared to other parcels in the immediate neighborhood. The reconstruction of an identical structure following a failed attempt at repair of the original outbuilding supports the petitioner's assertion that the failure to obtain required permits in advance.

- PASS

Staff recommends approval of the requested variances provided the petitioner obtain all necessary permits and inspections for the structure.

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Paul Robinson

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

5. 4 Hermitage Court Variance Request

Attachment: Vicinity_MAP.pdf

Attachment: Tax_MAP.pdf
Attachment: Staff Report.pdf
Attachment: Site Plan.pdf
Attachment: Ortho-Zoning-Imagery-Building Overlay.pdf
Attachment: Aerial_MAP.pdf

Present for the petition was Karen Budimlya.

Jack Butler gave the follow summary:

The petitioners, William and Karen Budimlya, are requesting approval of a 12-foot rear yard setback variance from the 35-foot rear setback required in order to construct an addition onto the rear of an existing house to within 23 feet of the rear property line.

Speaking on the petition: Ms. Karen Budimlya, petitioner stated that she would like to construct an additional bathroom with handicap accessibility as an addition to the house. She stated that the initial request was for 22 feet in order to enclose the patio but that she would be okay with the 23 feet of the rear property line.

Board Action:

The petitioner's property is a lot of unusual and irregular design. The proposed encroachment would be less than the existing encroachment at another point on the same lot. The proposed encroachment is not unusual in the immediate neighborhood. Staff recommends approval of - PASS the requested 12-foot setback variance from the north property line to permit the construction of the 12X21-foot building extension.

Vote Results

Motion: Paul Robinson

Second: Johnnie P. Jones, Sr

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

6. 723 E. 37th St., Setback Variance

Attachment: Vicinity_MAP.pdf
Attachment: Tax_MAP.pdf
Attachment: Staff Report.pdf
Attachment: Ortho-zoning-imagery.pdf
Attachment: Aerial_MAP.pdf

Jack Butler gave the following summary;

The petitioner, Corde Wilson as agent for Elizabeth Martin, is requesting approval of a 20-

foot front yard variance and a 20.6-foot rear yard variance in order to construct a single family residence with similar layout to adjoining properties. Staff recommends approval of the variance.

Board Action:

The petitioner proposes to construct a house substantially similar to other homes in the immediate neighborhood on an existing lot of record, positioning the structure on the lot in line with the front setbacks on nearby residences. Staff recommends approval of the requested variances. - PASS

Vote Results

Motion: Brian Reese

Second: Johnnie P. Jones, Sr

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

7. 109 Nettles Industrial Boulevard Variance Request

Attachment: Vicinity_MAP.pdf

Attachment: Tax_MAP.pdf

Attachment: Staff Report.pdf

Attachment: Ortho-zoning-imagery.pdf

Attachment: Nettles Buffer.pdf

Attachment: Aerial_MAP.pdf

Jack Butler gave the following summary;

The petitioner, Mark Crapps as Agent for CRC Incorporated, is requesting approval of a variance of 15 feet from the required 25-foot front buffering requirement and a variance of 25 feet from the required 25-foot side buffering requirements around an outdoor storage yard.

Board Action:

The petitioner has made provisions (see proposed site plan) to improve the fencing along three sides of the property with visual screening (plastic strips inserted in the chain fence), and to provide a front vegetative buffer from the public right-of-way on Nettles Industrial Boulevard with a fence of wood or other approved material. Given the character of the area as an industrial park and heavy transportation uses to the rear of the property, staff recommends approval of the requested variance from the buffer requirement on the - PASS

interior three sides of the lot and a reduction in the front setback of 15 feet.

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

8. 121 Nettles Industrial Boulevard Variance Requested

Attachment: Vicinity_MAP.pdf

Attachment: Tax_MAP.pdf

Attachment: Staff Report.pdf

Attachment: Aerial_MAP.pdf

Attachment: 121 Nettles Ortho-Zoning-Imagery.pdf

Present for the petition was Randy Vien.

Jack Butler gave the following summary:

The petitioner, Randy Vien, is requesting approval of a variance from the requirements of Section 8-3066 (Visual buffers and screening) to waive the requirement for buffers around an outdoor storage yard.

Speaking on the petition: Randy Vien, petitioner stated that he will have a buffer added to the front of the subject property but felt that his initial request for a screen wind fence would be better suited for the property than trying to keep plant vegetation alive due to the fact that there will be no water or sewer to the property. The yard will only hold landscape material.

Board Action:

Staff recommends that board grant the petition for a waiver of the buffering requirements to the north, west and south of the property (the interior property lines), as incompatible development of the adjoining properties is virtually impossible.

However, staff recommends that the petitioner be required to meet the buffering requirements of a Type E buffer on the east property line abutting Nettles Industrial Boulevard (the entrance and exit to the yard), as Nettles Industrial Boulevard is a public right of way and the intent of the ordinance is to provide screening from public view of such uses as the petitioner's. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Paul Robinson

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

VII. Other Business

VIII. Adjournment

9. Submittal

There being no further business to come before the board, the May 25, 2010 Savannah Zoning Board of Appeals ajourned at 3:20 P.M.

Respectfully submitted,

Jack Butler,

Assistant Secretary

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.