

**SAVANNAH ZONING BOARD OF APPEALS  
STAFF REPORT**

**PETITIONER: JAY MAUPIN AS AGENT FOR 31 NORTH  
REAL ESTATE INVESTORS LLC.**

**FILE NO: 16-000988-ZBA**

**ADDRESS: 2803 LIMERICK STREET**

**DATE: MARCH 24, 2016**

**Nature of Request**

The petitioner, Jay Maupin as agent for 31 North Real Estate Investors LLC., is requesting approval of a variance from the provisions of Section 8-3025(b), subsection 75b(b), “Self-storage mini-warehouse,” that requires such facilities to be accessed from a street classified as a collector or greater, and a 10-foot variance from the 25-foot landscape buffer requirements of 75b(e)(1). Such a variance may be approved by the Zoning Board of Appeals.

**Findings**

1. The subject property is a 45,000-square foot commercial property located at 2803 Limerick Street and comprising two small residential buildings on three parcels.
2. The property is zoned P-B-H (Planned Highway Business).
3. The subject property is located on Limerick Street, which is an undivided residential roadway. There are currently five commercial businesses operating along this portion of Limerick Street, which also serves as the access to the rear parking lot of the Whole Foods shopping center off of Liberty Street. P-B-H (Planned Highway Business). Section 8-3025(b) of the Savannah Zoning Ordinance, subsection 75b(b), “Self-storage mini-warehouse,” requires such facilities to be accessed from a street classified as a collector or greater.
4. The Zoning Board of Appeals may authorize variances in an individual case upon a finding that:
  - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.  
**The subject parcels are vacant or idle land located on a two-lane dead-end roadway that serves five existing businesses.**
  - (b) The application of this chapter to this particular piece of property would create an unnecessary hardship.  
**The application of this chapter to this property would preclude the use of the site as proposed.**

- (c) Such conditions are peculiar to the particular piece of property involved.  
**Such conditions are peculiar to the particular property. The site is located on a dead-end road that has developed as an informal industrial park.**
  - (d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.  
**Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.**
5. The petitioner also proposes to construct a gated, four-building self-storage mini-storage complex on the property. The Savannah Zoning Ordinance Section 8-3025(b), subsection 75b(e)(1) requires that such businesses be screened from dissimilar adjoining uses by a 25-foot landscaped buffer. The petitioner is proposing to install a wall and 15-foot landscaped buffer between the proposed business and R-6 residential properties to the west.
6. The Zoning Board of Appeals may authorize variances in an individual case upon a finding that:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.  
**The subject parcels are vacant or idle directly adjacent to the rear property lines of six residential properties on Dixie Road.**
  - (b) The application of this chapter to this particular piece of property would create an unnecessary hardship.  
**The application of this chapter to this property would require the installation of a 25-foot landscaped buffer, reducing the size of the proposed self-storage mini-warehouse complex.**
  - (c) Such conditions are peculiar to the particular piece of property involved.  
**Such conditions are peculiar to the particular property. The site is located on a dead-end road that has developed as an informal industrial park. The existing uses adjacent to the proposed self-storage mini-warehouse are not buffered from the residential properties on Dixie Road.**
  - (d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.  
**Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.**

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**Staff Recommendation**

The proposed use is unlikely to generate significant traffic on a daily basis. Self-storage mini-warehouse businesses serve as property repositories for absentee tenants who visit their units infrequently, as a rule. Limerick Street is a developed dead end roadway between two telecommunications towers and behind a developed grocery store and shopping mall. Further development on the roadway is unlikely. The proposed use is unlikely to overtax the service capacity of Limerick Street.

Staff recommends **approval** of the requested variance from the requirement that such as use be located on a collector street or greater.

The petitioner is requesting a 10-foot variance from the 25-foot vegetative buffer requirements of the use. In Savannah Zoning Ordinance Section 8-3066(d)(1d.), self-storage mini-warehouses are specifically required to have a "Type D" buffer separation from single-family residential properties. A Type D buffer consists of an 8-foot fence and 25-foot planted buffer, or a 6-foot fence and a 25-foot preserved vegetative buffer. The buffering requirements are to be entirely on the commercial property and are intended to protect one-family detached residential property (including one-family developed and undeveloped property zoned for residential use) from intrusion by commercial uses.

Staff recommends **denial** of the requested variance from the buffering requirements.