

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

DECEMBER 20, 2005

9:00 A.M.

FINAL AGENDA

**This Agenda can be accessed on the Internet at <http://www.thempc.org>**

**I. Petitions Ready For Hearing:**

1. Petition of Bart Redmond  
B-051121-58164-1  
20 Sapphire Island

**Nature of Request**

The petitioner is requesting approval of a ten foot marsh setback variance from the 50 foot marsh setback requirement of Section 4-12.f.(1) of the Chatham County Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property is located at 20 Sapphire Island Road. The property is zoned R-1/EO (One-Family Residential/Environmental Overlay District).

**Summary of Findings:** All of the conditions necessary for granting a ten foot marsh setback variance appear not to be met.

**II. Minutes**

1. Approval of CZBA Minutes – November 1, 2005
2. Approval of CZBA Minutes – November 22, 2005

**III. Other Business**

**IV. Adjournment**

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

DECEMBER 20, 2005

11:00 A.M.

FINAL AGENDA

**This Agenda can be accessed on the Internet at <http://www.thempc.org>**

**I. MINUTES**

1. Approval of SZBA Minutes – November 22, 2005

**II. CONSENT 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.**

1. Petition of Nehemiah Jayne  
B-051121-57659-2  
401 East Hall Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a neighborhood service facility (Pastry Shop, Use 67) and is requesting a variance from the requirement that said use be located on a collector street or greater pursuant to the requirements of Section 8-3163 of the City of Savannah Zoning Ordinance. The subject property is located at 401 East Hall Street. The property is zoned R-I-P-A (Residential-Medium Density).

**Summary of Findings:** All of the conditions necessary for granting the requested use approval (Pastry Shop) and a variance that said use be located on a collector or arterial street appear to be met.

**MORE**

III. REGULAR AGENDA

1. Continued Petition of Kenneth Wilson, For  
St. Luke's AME Church  
B-051101-34228-2  
1007 Joe Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a church (expansion) and is seeking variances from the requirements that said use be located on a collector or arterial street and that the use be located at least 100 feet from any conforming residential structure pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The petitioner also seeks approval of an application to establish a remote parking facility pursuant to the requirements of Section 8-3088 of the Savannah Zoning Ordinance. The subject property, located at 1007 Joe Street, is zoned R-4 (Four-Family Residential).

**Summary of Findings:** All conditions necessary for establishing a use and granting variances from the 100 foot separation between a church and residential structures and location on a collector or arterial street requirements for the subject property appear not to be met. All conditions necessary for establishing a remote parking facility appear to be met.

2. Petition of Florence Perry-Stephens  
B-051121-56796-2  
4050 Columbia Avenue

**Nature of Request**

The petitioner is requesting approval of a 1.5 percent lot coverage variance to the 30 percent lot coverage allowed by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property is located at 4050 Columbia Avenue. The property is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting a 1.5 percent lot coverage variance appear not to be met.

3. Petition of Paula Letcher  
B-051121-56987-2  
1524 Habersham Street

**Nature of Request**

The petitioner is requesting approval of a two foot side yard setback variance for each side yard to the five foot side yard setback requirement of Chapter 3, Article K, and Section 5.6.5 of the Savannah Code of Ordinances in order to construct a single family residence. The subject property is located at 1524 Habersham Street. The property is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting a two foot side yard setback variance for each side appear not to be met.

**MORE**

4. Petition of William L. Ronning  
B-051121-57143-2  
206 East 57<sup>th</sup> Street  
**(Petition Withdrawn Per Petitioner's Request)**

5. Petition of Bill Saxman  
B-051121-57246-2  
515 Blair Street  
**(Petition Withdrawn Per Petitioner's Request)**

6. Petition of Jesse D. Ash  
B-051121-57411-2  
705 South Street

**Nature of Request**

The petitioner is requesting approval of a 1,200 square foot lot area variance to the 7,200 square foot lot area requirement of Section 8-3025 in order to develop a two-family residential use on the subject property. The subject property is located at 705 South Street. The property is zoned R-4 (Four-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the lot area variance requested appear not to be met.

7. Petition of Joseph Craig Gordon  
B-051121-57526-2  
637 Henry Street

**Nature of Request**

The petitioner is requesting approval of a 240 square foot lot area variance to the 7,200 square foot lot area requirement of Section 8-3025 in order to develop a two-family residential use on the subject property. The subject property is located at 637 Henry Street. The property is zoned P-R-4 (Planned Four-Family Residential).

**Summary of Findings:** All conditions necessary for granting a lot area variance for the subject property appear not to be met.

8. Petition of Savannah Land Company  
B-051121-31952-2  
328 Tibet Avenue  
**(Petition Withdrawn Per Petitioner's Request)**

**IV. Other Business**

1. Request for Reconsideration  
Petition of Petition of Annette Cuyler  
B-05-40511-2  
10 Barton Street

**V. Adjournment**