

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

AUGUST 24, 2004

2:30 P.M.

FINAL AGENDA

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

I. MINUTES

1. Approval of SZBA Minutes – July 27, 2004

II. CONSENT AGENDA

1. Petition of Kern-Coleman & Co., LLC
Thomas Olson
B-04-35107-2
11 East Perry Street

Nature of Request

The petitioners are requesting a 23 percent building coverage variance, which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a carriage house at 11 East Perry Street, within a B-C-1 (Central-Business) zoning district.

Summary of Findings: All the conditions required for granting a 23 percent building coverage variance appear to be met.

2. Petition of John Flucas, For
Sheryl & Author Rivers
B-04-34787-2
927 & 931 Stark Avenue

Nature of Request

The petitioners are requesting two, three foot rear yard setback variances for Lots A and B, a 3.5 foot side yard setback variance for Lot B, and a seven percent lot coverage variance for Lot B, which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build two single-family residences at 927 and 931 Stark Avenue, within an R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting two three-foot rear yard setback variances for Lots A and B, a 3.5 foot side yard setback variance for Lot B, and a seven percent lot coverage variance for Lot B appear to be met.

MORE

3. Petition of Saussy Engineering, P.C
S. Mark Boyles
B-04-35034-2
458 M.L.K., Jr., Blvd.

Nature of Request

The petitioner is requesting an 84 space off-street parking variance which must be approved by the Board of Appeals pursuant to Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build an addition to an existing building at 458 Martin Luther King, Jr. Blvd., within a B-C (Community-Business) zoning district.

Summary of Findings: That the Metropolitan Planning Commission recommend to the Savannah Zoning Board of Appeals that an 84 space off-street parking variance be approved. The conditions necessary to grant a six percent building coverage variance appear to be met.

III. REGULAR AGENDA

1. Continued Petition of Gary B. Udinsky
B-04-35740-2
2263 Mosley Street

Nature of Request

The petitioner is requesting two one-foot side yard setback variances which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a single family residence at 2263 Mosley Street, within an R-6 (One-Family Residential) zoning district.

Summary of Findings: All of the conditions required for granting two, one foot side yard setback variances appear to be met.

2. Petition of Alex & Andre Grikitis
B-04-34309-2
1114 East Broad Street

Nature of Request

The petitioners are requesting 17 foot rear yard setback variance and a 25 foot front yard setback variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a residential structure at 1114 East Broad Street, within an R-4 (Four-family Residential) zoning district.

The petitioner has requested that this item be postponed to the September 28, 2004 Zoning Board of Appeals meeting.

MORE

3. Petition of CHSA Development, Inc.
Darrel Daise
B-04-34420-2
835 East Duffy Street

Nature of Request

The petitioner is requesting a two space off-street parking variance and a 52.3 percent lot area variance which must be approved by the Board of Appeals, pursuant to the requirements of Sections 8-3025(d) and 8-3163 of the Savannah Zoning Ordinance, for 835 East Duffy Street, within an R-4 (Four-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 52.3 percent lot area variance appear not to be met.

4. Petition of Otis Johnson
B-04-34500-2
1908 Linnhurst Drive

Nature of Request

The petitioner is requesting to establish a use (child care center) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(22b) and 8-3163(b) of the Savannah Zoning Ordinance in order to open a child care center at 1908 Linnhurst Drive, within an R-6 (One-family Residential) zoning district.

Summary of Findings: The conditions necessary to establish a use and to waive the street classification requirement for a child care center appear to not be met.

5. Petition of Scott Stephen Howell
B-04-34596-2
8 Rose Hill Drive

Nature of Request

The petitioner is requesting an 11 foot front yard setback variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to build a single family residence at 8 Rose Hill Drive, within an R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting an 11 foot front yard setback variance appear not to be met.

6. Petition of Linda Polite & Shannon Thorpe
B-04-34679-2
306 Lily Street

Nature of Request

The petitioners are requesting to establish a use (child care center) which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(22b) and 8-3163(b) of the Savannah Zoning Ordinance in order to open a child care center at 306 Lily Street, within an R-4 (Four-family Residential) zoning district.

MORE

Summary of Findings: The conditions necessary to establish a use and to waive the street classification requirement for a child care center appear to not be met.

7. Petition of Lucy Hedrick, Pattie Williams, Lisa Blakenly
B-04-34730-2
1662 Winter Drive

Nature of Request

The petitioners are requesting a street classification variance which must be approved by the Board of Appeals pursuant to Sections 8-3025 and 8-3163 of the Savannah Zoning Ordinance, in order to establish an Adult Day Care Center (use 20d) at 1662 Winter Drive, within a B-G (Business-General) zoning district.

Summary of Findings: The proposed plan does not meet the development requirements stated in Section 8-3025 for Adult Day Care (Use 20d).

8. Petition of Tuan Dinh Vu
B-04-34844-2
2117 Florida Avenue

Nature of Request

The petitioner is requesting a 1.6 foot side yard setback variance, a 3.87 foot side yard setback variance, a 2.86 foot rear yard setback variance, and a 2.48 percent lot coverage variance which must be approved by the Board of Appeals pursuant to the requirements of Sections 8-3025(d) and 8-3163(c) of the Savannah Zoning Ordinance, in order to make additions to an existing residential structure at 2117 Florida Avenue, within an R-6 (One-family Residential) zoning district.

Summary of Findings: All of the conditions required for granting a 1.6 foot side yard setback variance, a 3.87 foot side yard setback variance, a 2.86 foot rear yard setback variance, and a 2.48 percent lot coverage variance appear not to be met.

9. Petition of The Spriggs Group, P.C.
C. Kenneth Spriggs
B-04-34907-2
310 Eisenhower Drive

Nature of Request

The petitioner is requesting a variance of 62 parking spaces which must be approved by the Board of Appeals pursuant to Section 8-3163 of the Savannah Zoning Ordinance, in order to expand an existing building and build a new building within an existing subdivision at 310 Eisenhower Drive, within a P-I-P (Planned Institutional Professional) zoning district.

The Zoning Administrator has determined that this petition must be heard by the MPC.

IV. Other Business

V. Adjournment