

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JULY 26, 2005

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 – June 28, 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 Ingrid De La Fuente
B-05-40908-2
1605 Grove Street

Nature of Request

The petitioner is requesting approval of a four foot variance to the requirement that there not be less than a five foot side yard between dwellings as required by Section 8-3055(b) of the City of Savannah Zoning Ordinance. The subject property, located at 1605 Grove street, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the side yard setback variance request appear to be met.

III. REGULAR AGENDA

1. Continued Petition of Enrique J. Lacanilao
B-05-39052-2
1101 East 48th Street

Nature of Request

The petitioner is requesting approval of a four foot rear yard setback variance from the five foot rear yard setback required, and a 16.03 percent lot coverage variance from the 30 percent lot coverage allowed by Section 8-3025; and approval of a request for an extension of a non-conforming use pursuant to Section 8-3163 of the City of Savannah Zoning Ordinance in order to expand an existing garage apartment. The subject property is located at 1101 East 48th Street. The property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions required for granting a four foot rear yard setback variance and, a 16.03 percent lot coverage variance as well as an extension of a non-conforming use appear not to be met.

2. Continued Petition of Karen M. Rivers
B-05-39441-2
2302 East DeRenne Avenue

Nature of Request

The petitioner is requesting approval of an application to establish a child care center for 12 children pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions necessary to approve the establishment of the proposed use (child care center for 12 children) appear not to be met.

3. Petition of Jerry Gibbons, For
Agape Church of Jesus Christ
B-05-39821-2
1101 Love Street

Nature of Request

The petitioner is requesting approval of a 15.33 foot rear yard setback variance from the 25 foot rear yard setback required, and a 7.7 percent lot coverage variance from the 35 percent lot coverage allowed by Section 8-3025; and a permit to allow an extension of a non-conforming structure in accordance with Section 8-3132 of the City of Savannah Zoning Ordinance in order to construct an addition onto an existing building. The subject property is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions required to grant a 15.33 foot rear yard setback variance and a 7.7 percent lot coverage variance appear not to be met. Permission to extend the non-conforming use as required by Section 8-3132 is left to the discretion of the Board of Appeals.

4. Continued Petition of Beth Williams, For
Ernest Homes, LLC
B-05-40102-2
9 Iron Horse Spur
(Continued Per Staff's Request)

5. Petition of Estella Edwards
B-05-40829-02
1518-20 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 and a 6.75 percent lot coverage variance from the 60 percent lot coverage allowed by Chapter 3, Article K, and Section 5.6.5 of the Savannah Code of Ordinances in order to construct a single family residence.

Summary of Findings: All of the conditions necessary for granting a two foot side yard setback variance for each side and a 6.75 percent lot coverage variance appear not to be met.

6. Petition of Benjamin Eichholz
B-05-40974-2
1514-16 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 and a 6.75 percent lot coverage variance from the 60 percent lot coverage allowed in Chapter 3, Article K, and Section 5.6.5 of the Savannah Code of Ordinances in order to construct a single family residence.

Summary of Findings: All of the conditions necessary for granting a two foot side yard setback variance for each side and a 6.75 percent lot coverage variance appear not to be met.

7. Petition of Greg Chafin
B-05-41024-2
7640 Abercorn Street

Nature of Request

The petitioner is requesting approval of an eight foot side yard setback variance to the 15 foot side yard setback requirement of Section 8-3057 of the City of Savannah Zoning Ordinance in order to construct an addition onto an existing building.

Summary of Findings: All of the conditions necessary for granting an eight foot side yard setback variance appear not to be met.

8. Petition of Barbara Hamilton
B-05-47490-2
1111 East Park Avenue

Nature of Request

The petitioner is requesting approval of an application to establish a child care center for 18 children, and is seeking a waiver of the requirement that said use be located on a collector or arterial street pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 1111 East Park Avenue, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary to approve the establishment of the proposed use (child care center for 18 children) and the waiver of the requirement that the use be located on a collector or arterial street appear not to be met.

IV. Other Business

1. Petition of Harold Yellin, Agent for
South Coast Medical Group
B-03-55754-2
7215 Seawright Drive
Request for 1 Year Extension

V. Adjournment