

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

NOVEMBER 22, 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 – October 25, 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 David M. Sneed, For
Tammy Jo Long
B-051101-34121-2
209 West Bolton Street

Nature of Request

The petitioner is requesting approval of an application to establish an inn (Use 6) pursuant to the requirements of Section 8-3028(d) of the Savannah Zoning Ordinance. The subject property, located at 209 West Bolton Street, is zoned 3-R (Victorian Planned Neighborhood Conservation District-3-R).

Summary of Findings: The conditions necessary for granting use approval for an inn appear to be met.

2. Petition of John Flucas
B-051101-35923-2
1515 Stratford Street

Nature of Request

The petitioner is requesting approval of a four foot side yard setback variance (each side) to the five foot side yard setback requirement and a five percent lot coverage variance to the 50 percent lot coverage allowed pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 1515 Stratford Street, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the requested variances appear to be met.

MORE

3. Petition of Mike Mobley, For
St. Joseph's/Candler
B-051101-34446-2
907 Dutchtown Road

Nature of Request

The petitioner is requesting approval of an application to establish a remote parking facility for a hospital pursuant to the requirements of Section 8-3093 of the Savannah Zoning Ordinance. The subject property, located at 907 Dutchtown Road, is zoned P-I-P (Planned Institutional Professional) and R-M-25 (Multi-Family Residential [25 Units per Acre]).

Summary of Findings: It appears that all conditions necessary to grant approval for a remote parking facility on the subject properties have been met.

4. Petition of Mary Beth Whitfield, For
Benjamin Gowens
B-051101-35666-2
714 East 34th Street

Nature of Request

The petitioner is requesting approval of a 4½ foot side yard setback variance (each side) to the five foot side yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 714 East 34th Street, is zoned R-4 (Four-Family Residential).

Summary of Findings: All of the conditions necessary for granting the requested variances appear to be met.

III. REGULAR AGENDA

1. Continued Petition of Wiley A. Wasden, III, For
National Wireless Construction, LLC (NWC)
B-050928-41679-2
705 East Anderson Street

Nature of Request

The petitioner is requesting approval of a General Development Plan in order to construct a 123 foot telecommunications antenna on the subject property. The petition is a direct appeal, pursuant to Section 8-3197[10] of the Savannah Zoning Ordinance, of a previous decision made by the Chatham County-Savannah Metropolitan Planning Commission. The subject property is located at 705 East Anderson Street. The property is zoned R-4 (Four-Family Residential).

Summary of Findings: There appears to be no error in the decision of the MPC in denying the site plan (general development plan) for a proposed telecommunications facility to be located on the subject site.

2. Continued Petition of Geoff Albert, For
RGP, LLC
B-050928-42699-2
1002 Drayton Street

(Petition Withdrawn Per Petitioner's Request)

MORE

3. Petition of Timothy Walmsley, For
Larry Nicola
B-051101-33982-2
1600 Wheaton Street

Nature of Request

The petitioner is requesting approval of an application to establish a cemetery (expansion), and is seeking a 192 foot setback variance for the proposed mausoleums from the 200 foot setback requirement of Section 8-3025 (Use 45) of the City of Savannah Zoning Ordinance. The subject property, located at 1600 Wheaton Street is zoned C-A (Agricultural Conservation).

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

4. Petition of Kenneth Wilson, For
St. Luke's AME Church
B-051101-34228-2
1007 Joe Street
(Petition Continued Per Staff's Request)

5. Petition of Tyrone Albright
B-051101-34355-2
808 East 41st Street

Nature of Request

The petitioner is requesting approval of a five foot rear yard setback variance to the 25 foot rear yard setback requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct an addition onto an existing residential structure. The subject property, located at 808 East 41st Street, is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions necessary for granting a five foot rear yard setback variance appear not to be met.

6. Petition of Eugene M. Maria
Hansen Architects
B-051101-34547-2
711 East Broad Street

Nature of Request

The petitioner is requesting approval of a 26 percent variance to the 50 percent lot coverage allowed pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition onto an existing building. The subject property, located at 711 East Broad Street, is zoned R-B-1 (Residential-Business).

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

MORE

7. Petition of Nick Bing, For
New Hope Apostolic Holiness Church
B-051101-34656-2
602 West 58th Street

Nature of Request

The petitioner is requesting approval of an application to establish a church (expansion) and is seeking a 15 foot rear yard setback variance to the 25 foot rear yard setback requirement, and a 24.4 percent lot coverage variance to the 30 percent lot coverage allowed pursuant to Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 602 West 58th Street, is zoned R-6 (One-Family Residential).

Summary of Findings: All conditions necessary for establishing a use and granting setback and lot coverage variances for the subject property do not appear to be met.

IV. Other Business

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

V. Adjournment