

SAVANNAH ZONING BOARD OF APPEALS

**ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET**

JULY 25, 2006

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 – May 23, 2006
2. Approval of SZBA Minutes – June 27, 2006

II. REGULAR AGENDA

1. Continued Petition of Patrick Shay, For
Gunn Meyerhoff Shay
B-060501-52575-2
Liberty & Tattnall Street

Nature of Request

The petitioner is requesting approval of a variance to increase lot coverage to 90 percent as opposed to the 75 percent allowed; and is seeking a lot area variance of 4,800 square feet from the 16,800 square feet of lot area required pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a multi-family residential structure. The subject property, located at the southeast corner of Liberty & Tattnall Streets, is zoned R-I-P-A (Residential-Medium Density).

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

2. Continued Petition of Gunn Meyerhoff Shay
Patrick Shay
B-060501-52687-2
Liberty & Whitaker Streets

Nature of Request

The petitioner is requesting approval of a variance to increase lot coverage to 90 percent as opposed to the 75 percent allowed; and is seeking a lot area variance of 600 square feet from the 11,400 square feet of lot area required pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a multi-family residential structure. The subject property, located at the northeast corner of Liberty & Whitaker Streets, is zoned R-I-P-B (Residential-Medium Density).

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

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3. Continued Petition of Gunn Meyerhoff Shay
Patrick Shay
B-060501-52767-2
Tattnall & Jefferson Streets

Nature of Request

The petitioner is requesting approval of a variance to increase lot coverage to 90 percent as opposed to the 75 percent allowed pursuant to Section 8-3025 of the Savannah Zoning Ordinance in order to construct a commercial use development. The subject property, located south of Liberty Street, between Tattnall & Jefferson Streets, is zoned R-I-P-B (Residential-Medium Density).

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

4. Petition of Walter O. Evans
B-060628-52721-2
462 – 470 Martin Luther King Jr. Blvd.

Nature of Request

The petitioner is requesting approval of a 1,470 square foot lot area variance from the 8,400 square foot lot area required by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a multi-family residential structure. The subject property, located at 462 – 470 Martin Luther King, Jr. Blvd., is zoned B-C-1 (Central Business).

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

5. Petition of Steven Firra
B-060628-52998-2
301 East 54th Street

Nature of Request

The petitioner is requesting approval of a two (2) percent lot coverage variance from the 30 percent lot coverage allowed in Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition onto an existing garage. The subject property, located at 301 East 54th Street, is zoned R-6 (One-family Residential).

Summary of Findings: All conditions required for granting a two (2) percent lot coverage variance appear not to be met.

6. Petition of First Tabernacle Baptist Church
Wardell Holmes, Agent
B-060628-53259-2
310 Alice Street

Nature of Request

The petitioner is requesting approval of a variance to allow nine (9) percent green space as opposed to the 20 percent green space required by Section 8-3031, and a variance from the requirement that a “Type G” buffer be provided in accordance with the requirements of Section 8-3066 of the Savannah Zoning Ordinance in order to construct a parking facility for an existing church. The subject property, located at 310 Alice Street, is zoned R-B-C-1 (Residential-Business-Conversion-Extended).

Summary of Findings: All conditions required for granting a variance from the “Type G” buffer requirements appear not to be met.

7. Petition of Cobblestone Developers, LLC
John H. Sumner, Agent
B-060628-53395-2
308 / 316 East 31st Street

Nature of Request

The petitioner is requesting approval of a 778 square foot lot area variance from the 11,000 square foot lot area requirement of Part 8, Chapter 3, Article K, and Section 5.6.5 of the Savannah Zoning Ordinance in order to construct a five unit residential project. The subject property, located at 308 / 316 East 31st Street, is zoned TN-2 (Traditional Neighborhood-2).

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

8. Petition of Carl L. Ramey, Sr.
B-060628-54156-2
5610 Skidaway Road

Nature of Request

The petitioner is requesting approval of an application to establish a use (child care center) which must be approved in accordance with the provisions of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 5610 Skidaway Road, is zoned R-6 (One-family Residential).

Summary of Findings: All of the conditions necessary for granting the use permit required appear not to be met.

9. Petition of Park Place Outreach, Inc.
Robert J. Egan, Agent
B-060628-54552-2
512 & 514 East Henry Street

Nature of Request

The petitioner is requesting approval of an application to establish a use (group home) which must be approved in accordance with Section 8-3028 Of the Savannah Zoning Ordinance. The subject property, located at 512 & 514 East Henry Street, is zoned Victorian P-N-C (Victorian Planned-Neighborhood-Conservation).

Summary of Findings: All of the conditions necessary for granting use approval for a group home in conformance to the regulations of Section 8-3028 of the Savannah Zoning Ordinance appear to be met.

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10. Petition of The McKibbon Group
Keith Howington
B-060628-54683-2
5 Harris Street

Nature of Request

The petitioner is requesting approval of an 11 foot height variance from the 35 foot height limit allowed, and an eight foot front yard setback variance from the 30 foot front yard setback required by Section 8-3025 of the Savannah Zoning Ordinance in order to construct a hotel. The subject property, located at 5 Harris Street, is zoned B-C (Community Business).

Summary of Findings: All conditions required for granting an 11 foot height variance and an eight (8) foot front yard setback variance appear not to be met.

11. Petition of John Kern
B-060628-55060-2
24 Westgate Blvd.

Nature of Request

The petitioner is requesting approval of a five (5) foot front yard setback variance from the 15 foot front yard setback required, and a 13 space parking variance from the 36 space parking requirement of Sections 8-3025 and 8-3089 of the Savannah Zoning Ordinance in order to construct an addition onto an existing industrial building. The subject property, located at 24 Westgate Blvd., is zoned I-L (Light-Industrial).

Summary of Findings: All conditions required for granting a five (5) foot front yard setback variance and a 13 space parking variance appear not to be met.

12. Petition of Kessler River Street, LLC
Brian Py
B-060628-55158-2
West River Street

Nature of Request

The petitioner is requesting approval of a variance to allow building to six (6) stories in a location where only three (3) stories are allowed in accordance with the provisions of Landmark Historic District. The subject property, located at the southwest corner of Whitaker Street (extended) and River Street, is zoned B-B (Bayfront-Business).

Summary of Findings: All conditions required for granting a three (3) story height variance appear not to be met.

13. Petition of Dave Hilgendorf
B-060628-56312-2
1005 East Waldburg Street

Nature of Request

The petitioner is requesting approval of a 26 foot lot width variance from the 60 foot lot width required; a two foot side yard setback variance from the five foot side yard setback requirement; and a 3,290 square foot lot area variance from the 7,200 square foot lot area requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to create a two-family dwelling from an existing single family structure. The subject property, located at 1005 East Waldburg, is zoned R-4 (Four-Family Residential).

Summary of Findings: All conditions required for granting a 26 foot lot width variance, two foot side yard setback variance, and a 3,290 square foot lot area variance appear not to be met.

14. Petition of Dave Hilgendorf
B-060628-56439-2
1107 East Anderson Street

Nature of Request

The petitioner is requesting approval of a 12 foot lot width variance from the 60 foot lot width required; a two foot side yard setback variance from the five foot side yard setback requirement; and a 1,776 square foot lot area variance from the 7,200 square foot lot area requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to create a two-family dwelling from an existing single family structure. The subject property, located at 1107 East Anderson Street, is zoned R-4 (Four-family Residential).

Summary of Findings: All conditions required for granting a 12 foot lot width variance, two foot side yard setback variance, and a 1,776 square foot lot area variance appear not to be met.

III. Other Business

IV. Adjournment