

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

SEPTEMBER 26, 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 – August 22, 2006

**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 Jack Johnson  
B-060828-54100-2  
605 East 37<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 22 foot rear yard setback variance from 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 single family structure. The subject property, located at 605 East 37<sup>th</sup> Street, is zoned R-4 (Four-Family Residential).

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

2. Petition of Andrew Udinsky  
B-060828-55569-2  
802 East 38<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of an eight foot rear yard setback variance from the 25 foot rear yard setback requirement and a five foot side yard setback variance from the 15 foot side yard setback requirement of Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 802 East 38<sup>th</sup> 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 Koncul Enterprises, Inc. dba  
Chatham Home Builders  
B-060828-59080-2  
0 Center Street

**Nature of Request**

The petitioner is requesting approval of a 25 foot front yard setback variance from the 50 foot front yard setback required from the street centerline, and a 10 foot rear yard setback variance from the 25 foot rear yard setback requirement of Section 8-3025 of the City of Savannah Zoning Ordinance for each of two lots located along Center Street between Block and Ogeechee Roads in order to construct two single family residences. The subject properties, located at 0 Center Street, are zoned R-M-25 (Multi-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the 25 foot front yard setback variances and the 10 foot rear yard setback variances requested appear to be met.

**III. REGULAR AGENDA**

1. Continued Petition of Wesley Community Centers of Savannah, Inc.  
B-060727-54007-2  
15 East 32<sup>nd</sup> Street

**Nature of Request**

The petitioner is requesting approval of an application to establish an adult day care home pursuant to the requirements of Part 8, Section 3, Article K, and Section 5.6.2 of the Savannah Code of Ordinances in order to expand the existing services offered by the Wesley Center. The subject property, located at 15 East 32<sup>nd</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All of the conditions necessary for granting use approval for an adult day care home in conformance to the regulations of Part 8, Section 3, Article K, and Section 5.6.2 of the Savannah Zoning Ordinance appear to be met.

2. Continued Petition of Joshua Akins  
B-060727-54506-2  
1917 East 59<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of a four foot side yard setback variance from the five foot side yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to create two separate parcels. The subject property, located at 1917 East 59<sup>th</sup> Street, is zoned R-6 (One-Family Residential).

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

**MORE**

3. Continued Petition of Leroy Maxwell  
B-060727-54906-2  
1913 Whitaker Street

**Nature of Request**

The petitioner is requesting approval of a 400 square foot lot area variance from the 4,400 square foot lot area requirement of Part 8, Section 3, Article K, and Section 5.6.5 of the Savannah Code of Ordinances in order to construct a two-family dwelling. The subject property, located at 1913 Whitaker Street, is zoned TN-2 (Traditional Neighborhood).

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

4. Continued Petition of Douglas Kaufman  
B-060731-51042-2  
220 East 33<sup>rd</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 2 foot side yard setback variance from the 5 foot side yard setback requirement; a 13 foot side yard setback variance from the 15 foot side yard setback requirement; a 2,338.5 square foot lot area variance from the 4,400 square foot lot area requirement; a 16 percent lot coverage variance from the 60 percent lot coverage allowed; and a two space parking variance from the two space parking requirement of Part 8, Section 3, Article K, and Sections 5.6.5 and 8.2.5 of the Savannah Code of Ordinances in order to construct a two-family dwelling. The subject property, located at 220 East 33<sup>rd</sup> Street, is zoned TN-2 (Traditional Neighborhood).

**Summary of Findings:** All conditions required for granting a two (2) foot side yard setback variance, 2,338.5 square foot lot area variance, 16 percent lot coverage variance, and a one (1) space parking variance appear not to be met.

5. Continued Petition of Constance Boyd  
B-060731-51281-2  
1003 West 51<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care center pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 1003 West 51<sup>st</sup> Street, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the requirements necessary for granting the use permit requested appear not to be met.

6. Continued Petition of Sylathia B. Williams  
B-060731-51852-2  
2313 Pinetree Road

**Nature of Request**

The petitioner is requesting approval of an application to establish a child care facility pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The subject property, located at 2313 Pinetree Road, is zoned R-6 (One-Family Residential).

**MORE**

**Summary of Findings:** All of the requirements necessary for granting the use permit requested appear not to be met.

7. Petition of Dan Fischer  
EMC Engineering, For  
Larry Nicola  
B-060828-53448-2  
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.

8. Petition of Charles Oxford  
B-060828-53613-2  
S.W. Corner of Tattnall Street & Huntingdon Street

**Nature of Request**

The petitioner is requesting approval of a variance to permit lot coverage of 80.5 percent as opposed to the maximum lot coverage of 75 percent allowed in the RIPA district subject to Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct an attached residential structure. The subject property, located at S.W. Corner of Tattnall Street & Huntingdon Street, is zoned R-I-P-A (Residential-Medium Density).

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

9. Petition of Harold B. Yellin, For  
Kessler River Street, LLC  
B-060828-57267-2  
102 West Bay Street

**Nature of Request**

The petitioner is requesting approval of a variance to allow vehicular/pedestrian access over a street/lane in accordance with the provisions of Section 8-3030(l) of the City of Savannah Zoning Ordinance. The subject property, located at 102 West Bay Street, is zoned B-B (Bayfront-Business).

**Summary of Findings:** Board of Appeals approval of the requested waiver is allowed by Ordinance. The Historic District Board of Review has approved the concept. Although approval of the waiver is left to the discretion of the Board of Appeals, all conditions necessary for granting the waiver appear to be met.

**MORE**

10. Petition of Al F. Cox  
B-060828-58343-2  
5108 Skidaway Road

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (child care) pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 5108 Skidaway Road, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting use approval for a child care center appear not to be met.

11. Petition of John A. Clegg, For  
David & Lynn Flanary  
B-060828-58544-2  
126 East 49<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 23.5 foot rear yard setback variance, and a variance to allow lot coverage of 42 percent as opposed to the 30 percent lot coverage allowed pursuant to Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a garage addition onto an existing single family residence. The subject property, located at 126 East 49<sup>th</sup> Street, is zoned R-6 (One-Family Residential).

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

12. Petition of Joseph Smith  
B-060828-58936-2  
14013 Coffee Bluff Road

**Nature of Request**

The petitioner is requesting approval of a 402 square foot lot area variance from the minimum 6,000 square foot lot area required by Section 8-3025 of the City of Savannah Zoning Ordinance in order to create two lots from an existing parcel. The subject property, located at 14013 Coffee Bluff Road, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the 411 square foot lot area variance requested appear not to be met.

13. Petition of Rob Brannen, Attorney for  
The Coastal Empire Habitat for Humanity, Inc.  
B-060829-35872-2  
2108 Paige Avenue

**Nature of Request**

The petitioner is requesting approval of a 6.5 foot front yard setback variance from the 50 foot front yard setback required from the street centerline, a 14.1 foot rear yard setback variance from the 25 foot rear yard setback required, and a variance to allow lot coverage of 36.91 percent as opposed to the maximum 30 percent lot coverage allowed by Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 2108 Paige Avenue, is zoned R-6 (One-Family Residential).

**MORE**

**Summary of Findings:** All of the conditions necessary for granting the 6.5 foot front yard setback variance, the 14.1 foot rear yard setback variance, and the 6.91 percent lot coverage variance requested appear not to be met.

14. Petition of Rob Brannen, Attorney for  
The Coastal Empire Habitat for Humanity, Inc.  
B-060829-35977-2  
2108 Essex Avenue

**Nature of Request**

The petitioner is requesting approval of a 6.5 foot front yard setback variance from the 50 foot front yard setback required from the street centerline, a 14 foot rear yard setback variance from the 25 foot rear yard setback required, and a variance to allow lot coverage of 36.67 percent as opposed to the maximum 30 percent lot coverage allowed by Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 2108 Essex Avenue, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the 6.5 foot front yard setback variance, the 14 foot rear yard setback variance, and the 6.67 percent lot coverage variance requested appear not to be met.

15. Petition of Rob Brannen, Attorney for  
The Coastal Empire Habitat for Humanity, Inc.  
B-060829-36077-2  
2110 Essex Avenue

**Nature of Request**

The petitioner is requesting approval of a 6.5 foot front yard setback variance from the 50 foot front yard setback required from the street centerline, a 14 foot rear yard setback variance from the 25 foot rear yard setback required, and a variance to allow lot coverage of 36.67 percent as opposed to the maximum 30 percent lot coverage allowed by Section 8-3025 of the City of Savannah Zoning Ordinance in order to construct a single family residence. The subject property, located at 2110 Essex Avenue, is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the 6.5 foot front yard setback variance, the 14 foot rear yard setback variance, and the 6.67 percent lot coverage variance requested appear not to be met.

**III. Other Business**

- 1. Election of Officers – Chairman and Vice-Chairman for 2006 - 2007**

**IV. Adjournment**