

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

JANUARY 23, 2007

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 – December 19, 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 Jay Maupin
Maupin Engineering, Inc.
B-061227-51079-2
N.E. Corner of ACL Blvd.

Nature of Request

The petitioner is requesting approval of an application to establish a use (church) pursuant to the requirements of Sections 8-3025 and 8-3163 of the Savannah Zoning Ordinance. The subject property, located at the northeast corner of ACL Blvd. and Champion Street (extended), is zoned R-6 (One-Family Residential).

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

III. REGULAR AGENDA

1. Continued Petition of Dannette Johnson
B-061030-41017-2
822 Tatum Street

Nature of Request

The petitioner is requesting approval of an application to establish a use (child care) that must be approved by the Board in accordance with Section 8-3025(a) of the Savannah Zoning Ordinance. Additionally, the petitioner is requesting a waiver of the requirement that said use be located on a collector street or greater. The subject property is located at 822 Tatum Street. The property 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.

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2. Continued Petition of Southside Baptist Church
B-061107-42708-2
5502 Skidaway Road

Nature of Request

The petitioner is requesting approval of an application to establish a use (church) pursuant to the requirements of Section 8-3025 of the City of Savannah Zoning Ordinance. The subject property, located at 5502 Skidaway Road, is zoned R-6 (One-Family Residential).

Summary of Findings: All of the conditions necessary for granting use approval for a church appear to be met.

3. Continued Petition of Dawson Wissmach Architects, For
Sam & Elena Ferreira
B-061127-35971-2
421 East Bay Street

Nature of Request

The petitioner is requesting approval of a four space off-street parking variance from the six space off-street parking requirement of Section 8-3089 of the City of Savannah Zoning Ordinance in order to develop an inn. The subject property is located at 421 East Bay Street. The property is zoned R-B-C (Residential-Business-Conservation).

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

4. Continued Petition of Robert E. Poppell, Jr.
B-061127-36094-2
605 Rose Dhu Road

Nature of Request

The petitioner is requesting approval of a 680 square foot lot area variance from the required 20,000 square foot lot area minimum; and a 552 square foot lot area variance from the 20,000 square foot lot area minimum required by Section 8-3025 of the Savannah Zoning Ordinance in order to create two separate parcels. The subject property is located at 605 Rose Dhu Road. The property is zoned R-20 (One-Family Residential).

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

5. Petition of J. Steve Day, for
West Gwinnett Street, LLC
B-061227-50781-2
210, 212, 214, 216 West Gwinnett Street

Nature of Request

The petitioner is requesting approval of a four space off-street parking variance from the required 12 space off-street parking requirement of Section 8-3090 of the Savannah Zoning Ordinance in order to construct a multi-family residential structure. The subject property, located at 210, 212, 214, 216, West Gwinnett, 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.

6. Petition of Murray K. Barnard, AIA, for
Coastal Empire Habitat for Humanity, Inc.
B-061227-50903-2
216 East 33rd Street

Nature of Request

The petitioner is requesting approval of a two space off-street parking variance from the two space off-street parking requirement of Part 8, Chapter 3, Article K, Section 8.2.5 of the Savannah Code of Ordinances in order to construct a single family dwelling. The subject property, located at 216 East 33rd Street, is zoned T-N-2 (Traditional Neighborhood).

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

7. Petition of Shawna Creasy, For
Anthony Ricciardi
B-061227-50985-2
13115 Hermitage

Nature of Request

The petitioner is requesting approval of a 23 foot 6 inch rear yard setback variance from the 35 foot rear yard setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order to construct an addition onto an existing single family residence. The subject property, located at 13115 Hermitage Road, is zoned R-10 (One-Family Residential).

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

8. Petition of Bonnie Hendrix
B-061227-51157-2
202 West 50th Street
(Continued Per Staff's Request)

IV. Other Business

V. Adjournment