

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

FEBRUARY 27, 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 – January 23, 2007

**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.**

**III. REGULAR AGENDA**

1. 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.

2. Continued Petition of Bonnie Hendrix  
B-061227-51157-2  
102 West 50<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of variances in order to subdivide a parcel for the purpose of creating two lots, one of which will be occupied by an existing two-family residence and the other to be occupied by a newly constructed two-family residence. The requested variances include: a 5,172 square foot lot area variance from the minimum 7,200 square foot lot area required, and a 20 foot lot width variance from the 60 foot lot width required by Section 8-3025 of the Savannah Zoning Ordinance for lot 1; a 4,158 square foot lot area variance from the 7,200 square foot minimum lot area required, a five foot rear yard setback variance from the 25 foot rear yard setback required, a nine foot side yard setback variance from the 15 foot side yard setback required, and a four space off-street parking variance from the four space off-street requirement of Sections 8-3025 and 8-3089 for lot 2. The subject property, located at 102 West 50<sup>th</sup> Street, is zoned R-4 (Four-family Residential).

**MORE**

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

3. Petition of Octavia Shellman  
B-070129-52372-2  
204 Sugden Street & 1603 Richard Street  
**(Continued Per Staff's Request)**

4. Petition of Jonathan Lambright  
B-070129-52527-2  
511 Atkinson Street

**Nature of Request**

The petitioner is requesting approval of a two (2) foot side yard setback variance from the five (5) foot side 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 residence. The subject property is located at 511 Atkinson Avenue. The property is zoned R-6 (One-Family Residential).

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

5. Petition of Jim Dixon, For  
World Wholesale, Inc.  
B-070131-42100-2  
7302 Abercorn Street

**Nature of Request**

The petitioner is requesting approval of a five (5) foot height variance from the 35 foot height maximum allowed in order to redevelop a commercial site. The subject property is located at 7302 Abercorn Street. The property is zoned P-B-C (Planned Community Business).

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

**IV. Other Business**

**V. Adjournment**