

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

June 24, 2008

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 27, 2008

**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 Kyu Jin Lim  
B-080529-54583-2  
7068 Hodgson Memorial Drive

**Nature of Request**

The petitioner is requesting approval of a use (Judo School) which must be approved by the Zoning Board of Appeals.

**Summary of Findings:** All of the conditions necessary for the approval of the applicant's request appear to be met.

2. Petition of Alvin Williams  
B-080428-32395-2  
0 Staley Avenue

**Nature of Request**

The petitioner is requesting approval of a special use application to permit the establishment of a church. The application was continued from the May 27<sup>th</sup> meeting because of a missing sign.

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

**III. REGULAR AGENDA**

1. Petition of Howard Reid  
B-080325-56719-2  
1003 & 1009 West 36<sup>th</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 20-foot lot width variance from the 50-foot lot width requirement of Section 8-3029 of the Savannah Zoning Ordinance for each of four (4) lots in order to subdivide two existing lots of record.

**MORE**

**Summary of Findings:** All of the conditions necessary for granting the variances requested appear not to be met. Further, under Section 3009, the variance, if approved, would not permit the creation of four lots as proposed.

2. Petition of Richard F. Dodd  
B-080428-38607-2  
103 East Back Street

**Nature of Request**

The petitioner is requesting approval of a five-foot side setback variance from the ten-foot side setback requirement of Section 8-3025 of the Savannah Zoning Ordinance in order avoid encroachment on the root structure of a 250-year-old live oak tree in the construction of an accessory dwelling unit. The subject property is located at 103 East Back Street.

**Summary of Findings:** The conditions required for the granting of a variance are not present. The requested variance is for the creation of accessory living unit, which is not a permitted use in the R-10 zoning district and therefore may not be varied.

3. Petition of Larry Gordon, For  
Solomon Temple  
B-080428-40408-2  
0 Alexander Street

**Nature of Request**

The petitioner is requesting approval of an 11-foot side yard setback from the 20-foot required side yard setback; a 9-foot front yard setback from the 50-foot (from center of Right of Way) required front yard setback and a variance to permit an existing parking structure (carport) as a principal use in an R-4 district.

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

4. Petition of Larry Gordon, For  
Solomon Temple  
B-080527-43074-2  
2005 Augusta Avenue

**Nature of Request**

The petitioner is requesting approval of a use (church dining hall) which must be approved by the Zoning Board of Appeals.

**Summary of Findings:** All of the conditions necessary for the granting of the applicant's request appear not to be met.

5. Petition of Dexter M. Treadwell  
B-080523-36585-2  
121 Fair Street

**Nature of Request**

The petitioner is requesting approval to re-activate a non-conforming use (restaurant) that was more than 75 percent damaged by fire more than 12 months in the past. Continuation of such non-conforming use must be approved by the Zoning Board of Appeals.

**MORE**

**Summary of Findings:** All of the conditions necessary for the approval of the applicant's request appear not to be met.

6. Petition of LaTosha Lane  
B-080523-36819-2  
24 Weiner Drive

**Nature of Request**

The petitioner is requesting approval to establish a use (child care, up to 18 children) that must be approved by the Board of Appeals. The petitioner is also seeking a waiver of the requirement that said use be located on a collector or higher designated street.

**Summary of Findings:** All of the conditions necessary for the approval of the request appear not to be met.

7. Petition of Joshua Akins  
B-080523-36924-2  
102 West Duffy Street

**Nature of Request**

The petitioner is requesting approval of setback variances to allow "zero lot line" and a lot coverage variance to allow coverage of greater than 60% and a lot area variance to allow a lot of less than 2,100 square feet.

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

8. Petition of Albert Peetoom  
B-080523-37032-2  
219 East 51<sup>st</sup> Street

**Nature of Request**

The petitioner is requesting approval of a 3% lot coverage variance in order to build a roof over an existing brick porch.

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

9. Petition of L. Robert Isaacson, For  
The Better School, LLC  
B-080523-37123-2  
1010 East Duffy Street

**Nature of Request**

The petitioner is requesting approval to establish a use (child care for 50 children) that must be approved by the Board of Appeals. The petitioner is also seeking a variance to permit the use of on-street parking to meet the required parking for the use. The petitioner is asking for a waiver of the residency requirement since the child care will be provided in property owned by a church.

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

10. Petition of Randolph Chu  
B-080523-37277-2  
7640 Abercorn Street

**Nature of Request**

The petitioner is requesting approval of an eight-foot side yard setback variance to permit the construction of an addition to a single-story structure.

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

11. Petition of Gray & Pannell, For  
The Coastal Bank  
B-080527-41989-2  
703 Whitaker Street

**Nature of Request**

The petitioner in accordance with the provisions of Section 8-3161(c) of the City of Savannah Zoning Ordinance, is requesting approval of a variance to allow remote parking on a lot located more than 150 feet distance from the subject property as required by Section 8-3082(r) of the Ordinance. The petitioner is also requesting a variance from the parking requirements of Section 8-3089 (b) of requiring one parking space for every 200 square feet of space in the subject property.

**Summary of Findings:** All of the conditions necessary for the approval of the request appear not to be met.

12. Petition of Michael A. Fields  
B-080527-42119-2  
2103 Augusta Avenue

**Nature of Request**

The petitioner is requesting approval of a five-foot side yard setback and a five-foot rear-yard setback for one structure, a 1.7-foot side yard setback for an accessory structure, and a 3.8 side-yard setback variance for a second dwelling unit on the subject property.

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

13. Petition of Doug Bean Signs, For  
Hunter's Bluff Apartments  
B-080527-42269-2  
201 West Montgomery Crossroads

**Nature of Request**

The petitioner is requesting approval of a one-foot height variance pursuant to section 8-3112 to permit the installation of a free-standing sign.

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

**IV. Other Business**

**V. Adjournment**