

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

May 26, 2009

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 – April 28, 2009

**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 Abraxas Development, LLC  
B-090505-33960-2  
300 Drayton Street

**Nature of Request**

The petitioner, Abraxas Development, LLC, is requesting approval of a use (8-3025(a) number 67 – grocery, confectionary, bakery, pastry shop and similar) which must be approved by the Zoning Board of Appeals.

**III. REGULAR AGENDA**

1. Petition of Robert Reeves, For  
Hutchinson Island Development Co.  
B-090330-39995-2  
123 Hutchinson Island Road

**Nature of Request**

The petitioner for Hutchinson Island Development Company is requesting approval of a use in order to re-activate the use of an existing dock and industrial facility on the property (silos) as nonconforming uses.

2. Petition of Anthony Sapone  
B-090330-40458-2  
2112 Colorado Avenue

**Nature of Request**

The petitioner is requesting approval of a 13-foot lot width variance (from the 60-foot lot width required) and a 147-square foot lot area variance (from the 6,000 square feet required) in order to subdivide a property into three residential lots.

3. Petition of Victory Drive Deliverance Temple  
B-090428-37091-2  
221 West Victory Drive

**Nature of Request**

The petitioner, Victory Drive Deliverance Temple, is requesting approval of an appeal of a decision by the Zoning Administrator that the applicant's proposed child day care center is not a "group care facility" within the intent of the ordinance requiring a 1,000-foot separation from homeless housing facilities.

4. Petition of Barry Koncul  
B-090428-37205-2  
2819 Ryals Avenue

**Nature of Request**

The petitioner, Barry Koncul, is requesting approval of a 4'10" rear yard setback variance from the 25-foot rear yard setback requirement, and a 2% building coverage variance over the 45% coverage permitted in the property under section 8-3067, in order to construct a single-family home.

5. Petition of Diana Rogers  
B-090428-37302-2  
410 East Gaston Street

**Nature of Request**

The petitioner, Diana Rogers, is requesting approval of use (60A-Teaching of music, voice, and dance) which requires Board of Appeals Approval. The petitioner is also seeking approval of remote parking to accompany the use.

6. Petition of Habersham Beverage Center, Inc.  
B-090428-37390-2  
4816 Habersham Street

**Nature of Request**

The petitioner, Habersham Beverage Center, Inc., is requesting approval of an expansion of use (48C "Package Shop") which requires Board of Appeals approve.

7. Petition of Andrew Udinsky  
B-090504-41848-2  
517 East 38<sup>th</sup> Street

**Nature of Request**

The petitioner, Andrew Udinsky is requesting approval of a 10.65-foot rear setback variance from the required 25-foot rear setback in order to allow off-street parking in front of a proposed house.

**IV. Other Business**

**V. Adjournment**