

APPLICATION NUMBER

**5224**

A REQUEST FOR

**SIDE YARD AND SITE COVERAGE VARIANCES TO  
ALLOW AN ADDITION WITHIN FIVE FEET OF THE  
SIDE STREET PROPERTY LINE AND TO ALLOW 37%  
SITE COVERAGE IN AN R-1, SINGLE-FAMILY  
RESIDENTIAL DISTRICT; THE ZONING ORDINANCE  
REQUIRES A 12'10" MINIMUM SIDEYARD (STREET)  
SETBACK ON A 50' WIDE LOT AND 35% MAXIMUM  
SITE COVERAGE IN AN R-1, SINGLE-FAMILY  
RESIDENTIAL DISTRICT**

LOCATED AT

**965 SAVANNAH STREET**

(Southeast corner of Savannah Street and Charles Street)

APPLICANT/OWNER

**OAKLEIGH VENTURE REVOLVING FUND**

**BOARD OF ZONING ADJUSTMENT**

FEBRUARY 2004

The applicant is requesting Side Yard and Site Coverage Variances to allow an addition within five feet of the side street property line and to allow 37% site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 12' 10" minimum side yard setback on a 50' wide lot and 35% maximum site coverage in an R-1, Single-Family Residential District.

The applicant states the Oakleigh Venture Revolving Fund intends to add an approximate 589 square foot to an existing 644 square foot single-family residence on a corner lot that would exceed the maximum allowable site coverage of 35%. The applicant also states that the reduced side yard setback will correspond to the front setbacks of the adjacent dwellings along Charles Street and Savannah Street, which will help the dwelling fit in with the Oakleigh Garden Historic District neighborhood.

As proposed, the construction would further strengthen the existing residential character of the neighborhood, and the Board has been mindful of the unique character of older areas, especially historic districts, when considering site variance applications. Moreover, the Board has been sympathetic in granting variances in the older urban areas and the historic districts of the city, especially when the construction that is compatible with the existing structures in the immediate vicinity.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

As illustrated on the Vicinity Map, the proposed setback corresponds with the existing dwellings on adjacent properties, and will create a harmonious streetscape along Charles Street and Savannah Street.

**RECOMMENDATION 5224****Date: February 2, 2004**

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Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the approval of the Architectural Review Board prior to the issuance of any permits; and 2) full compliance with all codes and ordinances.

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units and duplexes. A convenience store is located to the east of the site.

APPLICATION NUMBER 5224 DATE February 2, 2004

APPLICANT Oakleigh Venture Revolving Fund

REQUEST Side Yard, Site Coverage Variance

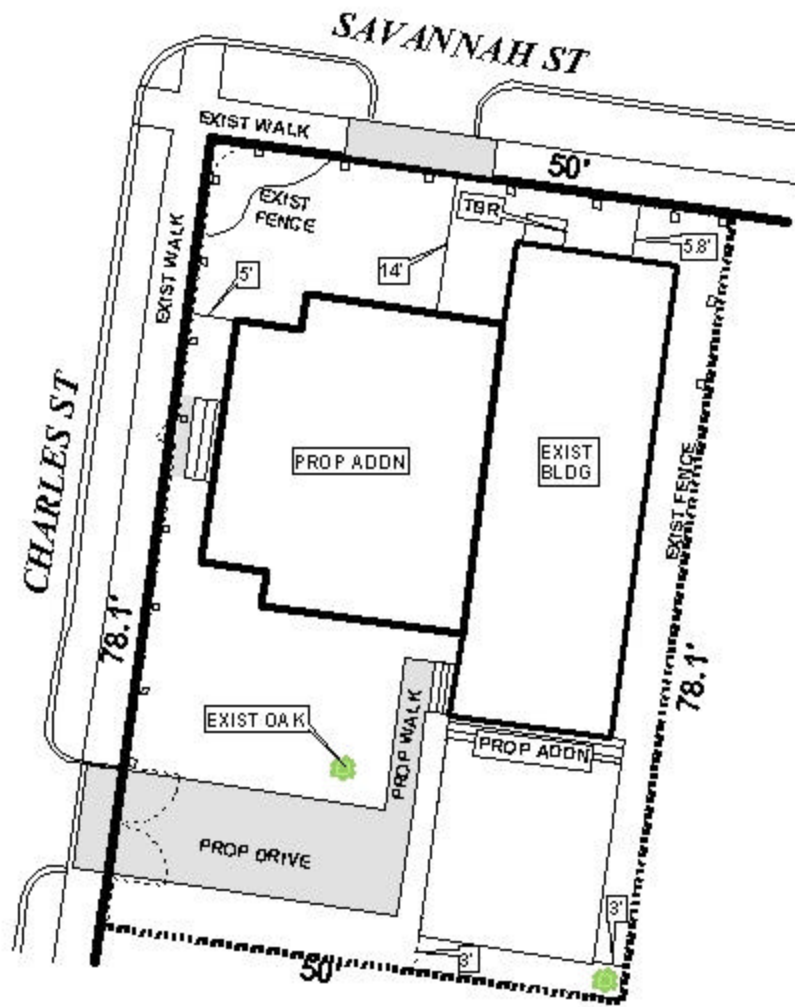
LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

## SITE PLAN



The site plan illustrates the existing buildings, walks, drives, and fencing along with the proposed building additions.

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