



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
April 27, 2017 - 10:00AM
MINUTES

April 27, 2017 City of Savannah Zoning Board of Appeals

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

[1. Approval of March 23, 2017 Meeting Minutes](#)

[☞ March 23, 2017 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Absent
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

V. Approval of Final Agenda

[2. Approval of April 27, 2017 Final Agenda](#)

Motion

Approve agenda as written.

Vote Results (Approved)

Motion: Parker Morgan

Second: Timothy Mackey

Tom Branch - Aye

Timothy Mackey - Aye

Parker Morgan - Aye

Eli Karatassos - Aye

David Moore - Aye

3. Items to be Continued

Jack Butler announced that the following cases be continued to the May 25, 2017 SZBA meeting due to improper posting of signs:

17-001662

17-001762

17-001801

VI. Consent Agenda

4. 824 East Anderson Street | Lot Area Variance | 17-001881-ZBA

📎 [Maps and Images 1881.pdf](#)

📎 [Staff Report 1881.pdf](#)

Both items on the consent agenda were fully approved by the Board.

Motion

Staff recommends approval of the requested 600-square foot lot area variance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Aye

Timothy Mackey - Aye

Parker Morgan - Aye

Eli Karatassos - Aye

David Moore - Aye

5. 1907 Upson St. | Side Setback Variance | 17-001481-ZBA

📎 [Staff Report 1481.pdf](#)

📎 [Maps and Images 1481.pdf](#)

Motion

Staff recommends approval of the requested four-foot side building setback variance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

VII. Old Business

[6. 224 East 41st Street | Use Approval - Bar, Nightclub, Tavern | 17-001075-ZBA](#)

📎 [Maps and Images 1075.pdf](#)

📎 [Staff Report 1075 Amended.pdf](#)

📎 [Comments Opposed.pdf](#)

📎 [Comments in Favor.pdf](#)

📎 [Petitioner Evidence.pdf](#)

Motion

Should the board determine to approve the use, staff recommends the conditions that no sounds (music, amplified voice, or similar) shall be audible outside of the subject building, and the closing hours shall be limited to 11 p.m. Sundays through Thursdays and 1 a.m. Fridays and Saturdays.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Nay
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

VIII. Regular Agenda

[7. 206 West Duffy Street, Unit B | Short Term Vacation Rental | 17-001448-ZBA](#)

📎 [Staff Report 1448.pdf](#)

📎 [Maps and Images 1448.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental).

Vote Results (Approved)

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

8. 309 East Duffy Street | Short Term Vacation Rental | 17-001725

[☞ Staff Report 1725.pdf](#)

[☞ Maps and Images 1725.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental).

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

9. 218 East Bolton Street | Short Term Vacation Rental | 17-001724-ZBA

[☞ Staff Report 1724.pdf](#)

[☞ Maps and Images 1724.pdf](#)

[☞ Comment 1724.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental).

Vote Results (Approved)

Motion: Eli Karatassos

Second: Parker Morgan

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

[10. 107&109 West Park Avenue | Short Term Vacation Rental | 17-001396-ZBA](#)

[☞ Staff Report 1396.pdf](#)

[☞ Maps and Images 1396.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental).

Vote Results (Approved)

Motion: Parker Morgan

Second: David Moore

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

[11. 532 East Anderson Street | Side Yard Setback Variance | 17-001487-ZBA](#)

[☞ Maps and Images 1487.pdf](#)

[☞ COA - 532 East Anderson Street 17-001340-COA.pdf](#)

[☞ Staff Report 1487.pdf](#)

Motion

Staff recommends approval of a five-percent lot coverage variance and two side building setback variances of two-feet each to permit the construction of the proposed carriage house as recommended by the Historic Preservation Officer.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

[12. 7700 Abercorn Street | Use Approval - Retail Fireworks Sales | 17-001763-ZBA](#)

[☞ Staff Report 1763.pdf](#)

[☞ MPC COMPLETE FILE_15-005416-ZA.pdf](#)

[☞ Maps and Images 1763.pdf](#)

Motion

The proposed use would be operated under the provisions of national, state, and local regulations governing the sales of fireworks. The structure must meet the safety standards established by the fire marshal for the operation of such a use. Other than fire hazard, the use will operate as a normal retail store. Board recommends approval.

Vote Results (Approved)

Motion: Parker Morgan

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Nay
David Moore	- Nay

[13. 508 East Factors Walk | Directory Sign Separation Variance | 17-001728-ZBA](#)

[📎 Petitioner Evidence.pdf](#)

[📎 HDBR Decision.pdf](#)

[📎 Maps and Images 1728.pdf](#)

[📎 Staff Report 1728.pdf](#)

Motion

Staff recommends that the petition for a separation variance of 450 feet be approved in keeping with the recommendation of the Historic District Board of Review.

Vote Results (Approved)

Motion: David Moore

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

[14. 122 East Liberty Street | Variance in Historic District Sign Standard | 17-001662-ZBA](#)

[📎 Petitioner's Narrative and Evidence.pdf](#)

[📎 COA - 122 East Liberty Street 17-000380-COA.pdf](#)

[📎 Maps and Images 1662.pdf](#)

[📎 Staff Report 1662.pdf](#)

[📎 Comment 1662.pdf](#)

Motion

Board recommends continuance for 60 days or until May 25, 2017 SZBA meeting.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

[15. 301 Tattnell Street | Appeal of HDBR Award of Bonus Story | 17-001346-ZBA](#)

📎 [Maps and Images 1346.pdf](#)

📎 [16-006855-COA_ February_8.2.pdf](#)

📎 [Addendum to Appeal.pdf](#)

📎 [Application 1346.pdf](#)

📎 [Staff Report 1346.pdf](#)

📎 [Comments as of 4-27-17.pdf](#)

Motion

Staff recommends denial of the appeal of the HDBR decision of February 8, 2017 regarding 301 Tattnell Street, 16-006855-COA.

Vote Results (Approved)

Motion: Parker Morgan

Second: Eli Karatassos

Tom Branch	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye

IX. Other Business

X. Adjournment

Respectfully Submitted,

Jack Butler, SZBA Secretary

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.