



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
March 22, 2018 - 10:00AM
MINUTES

March 22, 2018 City of Savannah Zoning Board of Appeals Meeting

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.

Board Members Present

Eli Karatassos, Vice Chairman
Thomas Branch, III
Michael Brown
Willie James

Board Members Not Present

Parker Morgan, Chairman

Staff Present

Thomas Trawick, Zoning Board of Appeals Secretary
Alexis Pusha
Debbie Burke
Bridget Lidy, Director of Planning and Urban Design
Tiras Petrea, Principal Zoning Inspector
Melony West, Interim Executive Director of MPC

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

[1. LaJuana Hendrix | 638 West 40th Street | Request for Special Use 18m \(Adult day care center\) and variance from Section 8-3025\(a\) Subsection 18m\(a\) | 0954](#)

📎 [Maps and Images 0954.pdf](#)

📎 [Staff Report 0954.pdf](#)

📎 [Comment1.pdf](#)

📎 [Comment2.pdf](#)

This item was withdrawn by the petitioner.

Motion

Staff recommends continuance of the proposed use #18m (Adult day care center) and continuance of a variance from the provisions of Section 8-3025(a) Subsection 18m(a), which requires adult day care centers to be located on a collector, major arterial or secondary arterial street for the property located at 638 West 40TH Street.

Vote Results (Not Started)

Motion:

Second:

[2. Reshma Johnson as Agent for Loretta M. Rozier | 3402 Abercorn Street | Lot Coverage Variance | 1082](#)

📎 [Staff Report 1082.pdf](#)

📎 [Maps and Images 1082.pdf](#)

📎 [Site Plan 1082.pdf](#)

This item was withdrawn by the petitioner.

Motion

Staff recommends approval of the requested 30 square foot roof over the entry for the existing carriage house and approval for the 177-square foot roof over the rear yard terrace. Staff recommends denial of the requested 204 square foot roof over the existing walkway.

Vote Results (Not Started)

Motion:

Second:

[3. Joseph R. Ross as Agent for RB-CIV Savannah Hotel, LLC | 412 Williamson Street | Variance from Section 8-3120\(2\)\(C\)\(2\)\(ii\) to allow two 40-square foot fascia signs | 1081](#)

📎 [Staff Report 1081.pdf](#)

📎 [Staff Recommendation-COA.pdf](#)

📎 [Sign Plans HRB-ZBA.pdf](#)

📎 [Maps and Images 1081.pdf](#)

This item was withdrawn by the petitioner.

Motion

Staff recommends denial of the requested variance from Sec. 8-3120(2)(C)(2)(ii) to increase the maximum sign area for two principal use fascia signs (Sign 4 and Sign 6) from 30 square feet to 40 square feet.

Vote Results (Not Started)

Motion:

Second:

IV. Approval of Minutes

[4. Approval of February 22, 2018 Meeting Minutes](#)

[February 22, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written. Minutes should reflect Chairman Morgan recused himself from 38 Fairmont.

Vote Results (Approved)

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

V. Approval of Final Agenda

[5. Approval of March 22, 2018 Final Agenda](#)

Motion

Approve agenda as written.

Vote Results (Approved)

Motion: Willie James

Second: Tom Branch

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

VI. Consent Agenda

[6. C1 - Approval of Consent Agenda](#)

Motion

Approve consent agenda as written.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye

Willie James

- Aye

[7. C2 - Jay Maupin as Agent for Martin Smith | 302, 306, 308 and 315 West 38th Street | Variances from Section 8-3222\(9\)\(b\)\(i\) and Section 8-3224\(3\); Request to declare ZBA application 15-001762-ZBA as invalid | 0984](#)

- 📎 [Staff Report 0984.pdf](#)
- 📎 [COA - 315 West 38th Street 17-007112-COA.pdf](#)
- 📎 [Maps and Images 0984.pdf](#)
- 📎 [Site Plans 0984.pdf](#)
- 📎 [315 W 38th St, 15-001762-ZBA Decision.pdf](#)
- 📎 [Wrought Iron Fence Detail 0984.pdf](#)

[8. C3 - Julian and Judy Miller | 516 East 44th Street | Lot coverage and setback variances | 1010](#)

- 📎 [Letters of Support 1010.pdf](#)
- 📎 [Site Plan 1010.pdf](#)
- 📎 [Staff Report 1010.pdf](#)
- 📎 [Maps and Images 1010.pdf](#)

VII. Old Business

[9. Tyrone L. Holt | 305 Edgewater Road | Rear Yard Setback and Lot Coverage Variances | 0511](#)

- 📎 [305 Edgewater Updated Plan 0511-March.pdf](#)
- 📎 [Opposition Letter 0511.pdf](#)
- 📎 [Site Plan Presented for February ZBA 0511.jpg](#)
- 📎 [Maps and Images 0511.pdf](#)
- 📎 [Staff Report 0511Revised 032218.pdf](#)

Motion

Staff recommends denial of the requested 5-foot 10-inch variance from the required 25-foot rear yard setback and a 2 percent lot coverage variance (above the permitted 30 percent lot coverage) in order to construct a single-family residence at 305 Edgewater Road.

Vote Results (Approved)

Motion: Tom Branch

Second: Michael Brown

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Aye

[10. David Hornsby as Agent for HD Acquisition Company LLC | 38 West Fairmont Avenue | Rehearing request for a variance from Section 8-3025\(b\), Subsection 75\(b\)\(b\) | 7146](#)

- 📎 [Decision Signed 7146 - February.pdf](#)

- 📎 [Maps and Images 7146 March.pdf](#)
- 📎 [SITE PLAN March 22.pdf](#)
- 📎 [Existing Lot Layout 7146.pdf](#)
- 📎 [Front Elevation 7146.png](#)
- 📎 [Staff Report 7146-March 22.pdf](#)

Motion

Motion to rehear case 17-007146-ZBA for 38 West Fairmont Avenue.

Vote Results (Rejected)

Motion: Willie James

Second: Michael Brown

Tom Branch	- Nay
Parker Morgan	- Not Present
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Aye

VIII. Regular Agenda

[11. D1 - David Hamer and Matthew Baldwin as Agents for Mark Gjekaj | 1708 Abercorn Street | Special Use 10 \(Restaurant with alcohol sales, Mid-City District\) | 0853](#)

- 📎 [1710 Abercorn St 20110628 ZBA Approval.pdf](#)
- 📎 [Maps and Images 0853.pdf](#)
- 📎 [Staff Report 0853.pdf](#)

Motion

Staff recommends approval of the proposed use #10 (Restaurant with alcohol sales, Mid-City District) for the property located at 1708 Abercorn Street. Petitioner is not seeking a new request in hours.

Vote Results (Approved)

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[12. D2 - Brian Harn | 210 West Bolton Street Unit A | Special Use 8A \(Short Term Vacation Rental\) | 0987](#)

- 📎 [Letter of Opposition 0987.pdf](#)
- 📎 [Site Plan 0987.pdf](#)
- 📎 [Staff Report 0987.pdf](#)

[📎 Maps and Images 0987.pdf](#)

Thomas Trawick presented the staff report to the Board. The petitioner, Brian Harn, spoke in favor of the petition. Board member Michael Brown had several questions about the property itself. Michael Brown also stated that he and his staff pulled the deed records of the property located at 210 West Bolton Street. The petition was approved.

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental) for the property located at 210 West Bolton Street, Unit A.

Vote Results (Approved)

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye

[13. D3 - Amy Livingood Nelson as Agent for Jeremy Graves | 1722 Habersham Street | Special Use 10 \(Restaurant with alcohol sales, Mid-City District\) | 1080](#)

[📎 Staff Report 1080.pdf](#)

[📎 Maps and Images 1080.pdf](#)

[📎 Letter of Opposition 1080.pdf](#)

Motion

Staff recommends approval of the proposed use #10 (Restaurant with alcohol sales, Mid-City District) for the property located at 1722 Habersham Street.

Vote Results (Approved)

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[14. D4 - Joshua Yellin as Agent for Ian M. Smith | 2218-2226 Bull Street | Request for Special Use 2 \(Bar, nightclub, tavern, Mid-City District\) and Use 10 \(Restaurant, with alcohol sales, Mid-City District\) | 1079](#)

[📎 Maps and Images 1079.pdf](#)

[📎 Staff Report 1079.pdf](#)

[📎 Opposition Letters 1079.pdf](#)

Motion

Staff recommends approval of the proposed use #10 (Restaurant with alcohol sales, Mid-City District) and use #2 (Bar, nightclub, tavern, Mid-City District) for the property located at 2218-2226 Bull Street.

Vote Results (Approved)

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[15. D5 - James Wubbenas as Agent for Keith Lind | 203 and 205 East Gwinnett Street | Variance from Section 8-3082 to allow tandem parking | 1078](#)

- 📎 [17-004979-SUBP - White Ward - 2-Lot Minor SD - 203 East Gwinnett Street.pdf](#)
- 📎 [203 E Gwinnett Parking Letter.pdf](#)
- 📎 [Letter of Opposition.pdf](#)
- 📎 [Maps and Images 1078.pdf](#)
- 📎 [Staff Report 1078.pdf](#)
- 📎 [203 And 205 East Gwinnett Street Site Plan.pdf](#)
- 📎 [Letter of Opposition 2.pdf](#)

Motion

Staff recommends denial of the requested variance from the requirements of Section 8-3082 to allow 12 tandem parking spaces as shown to be located and proposed at 203 and 205 East Gwinnett Street.

Vote Results (Approved)

Motion: Tom Branch

Second: Michael Brown

Tom Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[16. D6 - Susan Gordon | 223 East Bolton Street Unit B | Special Use 8a \(Short Term Vacation Rental\) | 1046](#)

- 📎 [Staff Report 1046.pdf](#)
- 📎 [Maps and Images 1046.pdf](#)
- 📎 [Letters of Opposition 1046.pdf](#)
- 📎 [Letter To the Zoning Board - San Gordon 3-19-18.pdf](#)

[HOA Declaration Pg. 33-35.pdf](#)

Motion

Board recommends continuance of the proposed use #8a (Short Term Vacation Rental) for the property located at 223 East Bolton Street, Unit B until April 26th.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Tom Branch	- Nay
Parker Morgan	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

IX. Other Business

[17. Short Term Vacation Rentals - Bridget Lidy \(Director of Planning and Urban Design\)](#)

[ZBA March 22 - STVR Presentation.pdf](#)

X. Adjournment

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.