



C I T Y O F S A V A N N A H
Z O N I N G B O A R D O F A P P E A L S

Arthur Mendonsa Hearing Room
112 East State Street, Savannah 2:30 P.M.
Minutes

July 27, 2010 Savannah ZBA Meeting

Members Present: Timothy Mackey, Chairman
Paul Robinson, Vice Chairman
Brian Reese
John P. Jones

Members Not Present:

Staff Present: Jack Butler, Assistant Secretary
Constance Morgan, Administrative Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Mackey called the July 27, 2010 SZBA Meeting to order at 2:25pm. He thanked everyone for coming out to the meeting and explained the agenda for the benefit of those attending the meeting for the first time.

II. Approval of Minutes

2. [Approval of the May 25, 2010 SZBA Meeting](#)

Attachment: [25Mayszbaminutes.pdf](#)

Board Action:

Motion to approve the minutes for the May 25,
2010 SZBA Meeting as submitted. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Paul Robinson	
Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye
Paul Robinson	- Aye

III. Item(s) Requested to be Removed from the Final Agenda

3. [Parking Variance for Police Station - 2005 Waters Avenue](#)

Board Action:

Petitioner requests that this item be removed from the Final Agenda. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr
Second: Paul Robinson
Johnnie P. Jones, Sr - Aye
Brian Reese - Aye
Paul Robinson - Aye
Timothy Mackey - Aye

4. [Appeal Decision - 6 West Harris Street](#)

Board Action:

Petitioner requests that this item be removed from the Final Agenda. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr
Second: Paul Robinson
Johnnie P. Jones, Sr - Aye
Timothy Mackey - Aye
Brian Reese - Aye
Paul Robinson - Aye

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.

IV. Consent Agenda

5. [Ships of the Sea Garden Wall, Daniel Snyder](#)

- Attachment: [Staff Report-56049 - 7-27-10.pdf](#)
- Attachment: [Ortho-Zoning-Imagery.pdf](#)
- Attachment: [08002-4-E-Perspective-Northwest.pdf](#)
- Attachment: [08002-4-C-HM-Elevs01PDF-A200.pdf](#)
- Attachment: [08002-4-B-HM-Plans01-A100.pdf](#)
- Attachment: [41 MLK Disclosure of Contributions.pdf](#)
- Attachment: [Aerial MAP.pdf](#)

Jack Butler gave the following report:

The petitioner, Daniel Snyder, Agent for Ships of the Sea Maritime Museum, is requesting approval to build an extension of a historic wall around their property at 41 Martin Luther King Jr. Boulevard which is the garden adjoining the Ships of the Sea Museum. The height of the screening wall will increase from 11 feet to 13-feet, six-inches in the Historic District. Staff recommends that the petition be approved.

Board Action:

Given the extensive research, historic review and architectural expertise that have gone into the design and approval (thus far) of this wall, and the limited extent of the portion of the wall that will exceed permitted height, staff recommends approval of the - PASS requested height variance of 2-feet, 6-inches as delineated in the submitted plans.

Vote Results

Motion:	Paul Robinson	
Second:	Johnnie P. Jones, Sr	
Johnnie P. Jones, Sr		- Aye
Timothy Mackey		- Aye
Brian Reese		- Aye
Paul Robinson		- Aye

V. Old Business

VI. Regular Agenda

6. [Coastal Marine Construction - Barge Landing Storage Yard](#)

- Attachment: [Staff Report 7-27-10.pdf](#)
- Attachment: [Ortho-Zoning-Imagery.pdf](#)
- Attachment: [Vicinity MAP.pdf](#)
- Attachment: [Aerial MAP.pdf](#)

Present for the petition were: Mr. Nathan Long and Mr. James Myrick.

Jack Butler gave the following summary:

The petitioner is requesting approval of an exemption from a required 30 foot buffer and a 6 foot screening fence that is described for an outdoor storage yard. This is found in Section 8-3025b Use #82. The property, 191 Fig Island Road, is 26.4 acres and located at the eastern end of Hutchinson Island. The petitioner's intent is to store construction and salvage material outdoors on the ground. Staff finds that the petitioner should put a fence to the rear of the petitioner's property and the adjoining PUD -C property to the northeast and east but not to the I-H (heavy industrial) south, west, and northwest side of the property.

Speaking on the petition: Mr. Myrick stated that he has an appeal on a buffer that is required between two industrial properties. Technically for use 82-Outdoor Storage Yard would normally have a buffer completely around it but in this case we are buffering against our neighbor who is zoned the same as we are and he is also relatively in the same business. He stated that he has received a letter from the adjacent property owner stating that he will not require fencing around that portion of the property. He stated that he was in agreement with staff recommendation and asked that the petition be approved as submitted.

Mr. Nathan Long, agent for Coastal Marine Construction Corp., stated that the tax map parcel shown is not the entire property and pointed out the area for the proposed buffered.

Board Action:

Staff recommends approval of a waiver from the buffering requirements to the west and northwest. Staff recommends that the petitioner be required to install the required buffers adjacent to the PUD-C property to the north and east.

- PASS

This case was continued at the June 22nd meeting due to a lack of quorum, however the staff recommendation remains unchanged.

Vote Results

Motion: Paul Robinson

Second: Johnnie P. Jones, Sr

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Aye

Brian Reese

- Aye

Paul Robinson

- Aye

7. [Parking Variance for 1001 Whitaker Street](#)

Attachment: [Staff Report 7-27-10.pdf](#)

Attachment: [Ortho-Zoning-Imagery.pdf](#)

Attachment: [Vicinity MAP.pdf](#)

Attachment: [Letter to David Paddison 6-22-10.pdf](#)

Attachment: [Emailed comment.pdf](#)

Attachment: [Aerial MAP.pdf](#)

Present for the petition was: Mr. Brian Felder, Agent

Jack Butler gave the following summary:

The petitioner is requesting approval of a reduction in the required number of parking spaces from 36 to 23, which is a reduction of 13 spaces, and a remote parking plan. He added that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. The structure is a historic building and is being renovated internally. The petitioner proposes to improve the landscaping of both parking lots to meet standards. Mr. Butler directed the board members to the letter attached to the staff report from a concerned neighbor regarding parking that may overflow onto her property.

Speaking on the petition: Mr. Brian Felder, agent for Alva Lanier Blount Compton informed the board that the property is in the process of a transfer. Ms. Compton owns the property and she is in the process of selling it to a insurance partnership. Both lots will transfer with the sale and this sale is contingent upon the parking variance. He also stated that both lots will be extensively renovated, landscaped and maintained regularly. He added that next year this building will be fifty years old and it is a prime example of international style architecture. He will seek designation as an historic property and restore the property per interior guidelines.

Mr. Daniel Carey, for Historic Savannah Foundation, stated that the foundation supports the requested variance. He said that this will bring a sympathetic use to the building.

Board Action:

The proposed use (an insurance office) is a fairly low-traffic operation. The available 23 parking spaces should be adequate to the scope of the proposed use. The petitioner is cautioned not to allow encroachment on private parking elsewhere in the neighborhood. Staff recommends **approval** of the requested 13-space parking variance and approval of the remote parking plan to use the lot across Howard Street on West Waldburg Street. - PASS

Due to the lack of a quorum, this case was continued to the July 27th meeting. Staff recommendation remains unchanged.

Vote Results

Motion: Paul Robinson

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

8. [Setback and Coverage Variance - 636 E. 41st Street](#)

Attachment: [Staff Report 7-27-10.pdf](#)

Attachment: [Vicinity MAP.pdf](#)
Attachment: [Ortho-Zoning-Imagery.pdf](#)
Attachment: [Aerial MAP.pdf](#)

Present for the petition was: Maja Hitzblezk

Mr. Jack Butler gave the following summary:

The petitioner is requesting approval of a 6-foot, 5-inch reduction in the required rear setback (from 25 feet to 18 feet, 7-inches) and a 3.5 percent lot coverage variance (up to 33.5% of the lot) in order to expand the kitchen and add a deck to the rear of an existing residence.

The development standards in this neighborhood are similar to those proposed by the petitioner. Rear setbacks in the neighborhood range from zero to 21 feet, and average approximately 15 feet on other properties. The lot coverage on nearby properties ranges from a lot of 31% to a maximum of 47%, averaging 36.7% lot coverage. Staff recommends approval of the requested lot coverage and setback variances.

Speaking on the petition: Ms. Maja Hitzblezk, as agent, stated that this is an old 1920 arts and crafts house. She has been renovating the inside of the house and she would like to add space to the kitchen.

Board Action:

The development standards in this neighborhood are similar to those proposed by the petitioner. Rear setbacks in the neighborhood range from zero to 21 feet, and average approximately 15 feet on other properties. The lot coverage on nearby properties ranges from a lot of 31% to a maximum of 47%, averaging 36.7% lot coverage. Staff recommends approval of the requested lot coverage and setback variances. **PASS**

This case was continued to the July 27th meeting due to the lack of a quorum. The staff recommendation remains unchanged.

Vote Results

Motion: Brian Reese
Second: Paul Robinson
Johnnie P. Jones, Sr - Aye
Timothy Mackey - Aye
Brian Reese - Aye
Paul Robinson - Aye

9. [Setback and Coverage Variance - 105-107 Darling Street](#)

Attachment: [Staff Report 7-27-10.pdf](#)
Attachment: [Vicinity MAP.pdf](#)
Attachment: [Ortho-Zoning-Imagery.pdf](#)
Attachment: [Aerial MAP.pdf](#)

Present for the petition was: Mr. Paul Bush

Jack Butler gave the following summary:

The petitioner, Paul Bush as agent is requesting approval of a lot coverage variance of 3.81% to increase the coverage of a lot to 33.81% in an R-6 district, and a rear-yard setback variance of 1-foot, 9-inches to reduce the rear setback to 23-feet, 3-inches in order to construct an addition on an existing church building.

The proposed building addition backs onto a vacant lot adjacent to the railroad right-of-way that is owned by Norfolk Southern Railroad and is unlikely to be developed. The proposed addition is 368 square feet in extent and will not encroach on any residential properties. Staff recommends approval of a 7.6 percent lot coverage variance and a rear setback variance of 1-foot, 9-inches.

Speaking on the petition: Mr. Paul Bush stated that the two lots have been combined as one lot, the survey has been done, and it has been recorded as such with the county. It is now recognized as one lot, one structure and one property identification number. He stated that he is in agreement with the staff recommendation.

Board Action:

The proposed building addition backs onto a vacant lot adjacent to the railroad right-of-way that is owned by Norfolk Southern Railroad and is unlikely to be developed. The proposed addition is 368 square feet in extent and will not encroach on any residential properties.
Staff recommends approval of a 7.6 percent lot coverage variance and a rear setback variance of 1-foot, 9-inches. - PASS

This case was continued to the July 27th meeting due to the lack of a quorum. The staff recommendation remains unchanged.

Vote Results

Motion: Brian Reese
Second: Johnnie P. Jones, Sr
Johnnie P. Jones, Sr - Aye
Timothy Mackey - Aye
Brian Reese - Aye
Paul Robinson - Aye

10. [3% Lot Coverage Variance 109 Jonesburg Court](#)

- Attachment: [STAFF REPORT.pdf](#)
- Attachment: [Vicinity_MAP.pdf](#)
- Attachment: [B-100624-66289-2.pdf](#)
- Attachment: [Ortho-Zoning-Imagery.pdf](#)

Present for the petition was: William White and Victor Jones

Jack Butler gave the following summary:

The petitioner, Victor Jones is requesting approval of a 3 percent lot coverage variance above the 30 percent lot coverage permitted under the ordinance in order to construct a new home that covers 33% of the subject property.

The petitioner's property is a newly-created, conforming lot of record. The lot is of standard (60 by 200-foot) dimensions for the zoning district, and the proposed residential structure is designed and placed on the lot so as to meet development setbacks on all sides. However, the proposed structure is large (2,025 square feet) and therefore exceeds the maximum lot coverage by 3 percent, covering 33 percent of the subject property. While there would be no harm to adjacent property owners or to the ordinance itself, the petitioner could meet the lot coverage requirements by modifying the proposed structure slightly, or by expanding the subject parcel into the vacant, as yet undeveloped parcels on either side. Since there are solutions that do not require variance, and there is no compelling reason to grant the requested variance, staff recommends denial of the requested lot coverage variance.

Speaking on the petition: William H. White stated that the house in question is only 1400 square feet. The City of Savannah has requested that a double car garage is built onto each house with no exception. He explained that the previous house built was 1900 square feet with the double car garage passed the inspection. The other houses have to be down scaled. The two story houses are no problem but the single story houses are. He stated that the absence of a front and back porch affects the value of this house. This is basically the reason for the requested variance. Once the front porch was removed from the house it basically had no shield from the weather. No one is going to purchase a house with no front or back porch. He stated he would like to keep the drawing as it is on the house so that the house will appraise.

Victor Jones stated they have reviewed the plans and made changes and that they have downsized the houses for the lots. He added that this is the bare minimum allowed in order to satisfy their quota in the subdivision. He asked that the board grant the variance request.

Board Action:

motion to approve petition - PASS

Vote Results

Motion: Paul Robinson

Second: Brian Reese

Johnnie P. Jones, Sr - Nay

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

VII. Other Business

11. [Request for Copies of the UZO Draft](#)

Chairman Mackey requested that the SZBA Board Members are given copies of the drafted Unified Zoning Ordinance. He added that Ms. Moore and /or Ms. Bunce be asked to give the board a briefing regarding the UZO.

Mr. Butler stated that he was not sure that a compiled version exists but that he would request that a member of the UZO staff come and brief the board members on the proposed draft.

Mr. Robinson made an additional request. He asked that all future applications submitted have scaled drawings accompany the petitions. He added that the drawings do not have to be done by a professional but that they represent what the applicant is trying to do.

Mr. Randolph Scott asked if Mr. Robinson's request should be added as a text in the ordinance.

Mr. Robinson added that he would like the drawings to be able to tell a story.

Chairman Mackey explained that this request will be submitted for the Unified Zoning Ordinance but in the interim it will be put in the form of a motion voted on and if approved it will immediately go into effect. The petitioners from this point on will be asked when submitting an application that it is accompanied with a scaled drawing.

Board Action:

Recommendation that within the UZO with application to the ZBA that plans and details being submitted for applications be to scale and with dimensions. - PASS

Vote Results

Motion: Paul Robinson

Second: Johnnie P. Jones, Sr

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

VIII. Adjournment

12. [Submittal](#)

There being no further business to come before the board, the July 27, 2010 Savannah Zoning Board of Appeals was ajourned.

Respectfully submitted,

Jack Butler,
Assistant Secretary

/cm

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