



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 A. Mendonsa Hearing Room  
112 E. State Street, Savannah 2:30 PM  
Minutes

**June 22, 2010 Savannah ZBA 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.**

**I. Call to Order and Welcome**

1. [Call to Order](#)

Due to the lack of a quorum, the June 22, 2010 SZBA meeting was continued to the next scheduled meeting July 27, 2010 at 2:30 P.M.

**II. Approval of Minutes**

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

Attachment: [25Mayszbaminutes.pdf](#)

**Board Action:**

Approval of the May 25, 2010 SZBA Meeting  
Minutes as submitted.

**Vote Results**

Motion:  
Second:

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

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

Attachment: [staff report.pdf](#)

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

Attachment: [Aerial\\_MAP.pdf](#)  
Attachment: [Vicinity\\_MAP.pdf](#)

**Board Action:**

The Metropolitan Police Department is proposing to construct additions and improvements to existing underutilized structures in order to bring a police station into the neighborhood. The proposed modifications to parking will bring the parking area into closer compliance with the design standards. The proposed parking variance is justified. The side setback variance will allow the expansion of the existing building, and will be accompanied by site improvements. Staff recommends approval of both requested variances.

**Vote Results**

Motion:  
Second:

**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**

4. [Ships of the Sea Garden Wall, Daniel Sny](#)

Attachment: [Staff Report-56049.pdf](#)  
Attachment: [Vicinity\\_MAP.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](#)

**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 requested height variance of 2-feet, 6-inches.

**Vote Results**

Motion:  
Second:

**V. Old Business**

**VI. Regular Agenda**

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

Attachment: [Staff Report.pdf](#)

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

**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.

**Vote Results**

Motion:

Second:

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

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

**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.

**Vote Results**

Motion:

Second:

7. [Setback and Coverage Variance - 636 E. 41st St.](#)

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

**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.

**Vote Results**

Motion:  
Second:

8. [Setback and Coverage Variance - 105-107 Darling St.](#)

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

**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.

**Vote Results**

Motion:  
Second:

**VII. Other Business**

**VIII. Adjournment**

9. [Submittal](#)

*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.*