



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 East State Street, Savannah 2:30 P.M.
Minutes

March 23, 2010 Savannah ZBA Meeting

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

Members Not Present: Timothy Mackey, Chairman

Staff Present: Jack Butler, Assistant Secretary
Constance Morgan, Administrative Assistant
Julie Yawn, Systems Analyst

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Vice Chairman Paul Robinson called the March 23, 2010 CZBA Meeting to order at 2:36 P.M. He explained the agenda for the benefit of those attending the meeting for the first time.

II. Approval of Minutes

2. [Approval of the February 23, 2010 Minutes](#)

Attachment: [100223minutes.pdf](#)

Board Action:

Approval of the February 23, 2010 SZBA Meeting
Minutes as submitted.

- PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Not Present

Brian Reese

- Aye

Paul Robinson

- Aye

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

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

3. [4821 Temple St. - Virginia Brown Setback Variance](#)

Attachment: [Aerial map.pdf](#)

Attachment: [LabelmapprojectB-100302-32310-2.pdf](#)

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

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Attachment: [Plat.pdf](#)

Attachment: [Site Plan.pdf](#)

Present for the petition was: Ms. Virginia Brown, Agent for Habitat for Humanity

Jack Butler stated that the three applications submitted for 4821, 4823 and 4825 Temple Street have been placed on the Consent Agenda. There has been no public comment received and no one has expressed any interest in objecting to the use. Staff is in agreement with the petitioner's request. He asked that the petitions be approved as submitted.

Board Action:

The proposed structure is a standardized plan developed for low to moderate income homebuyers. The proposed house has an internal area of 1,120 square feet. The proposed siting of the house on the lot is in line with the front- PASS building line of other homes on the street, and maintains an adequate rear yard. Staff recommends **approval of the requested one-foot front and one-foot rear variances.**

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Not Present

Brian Reese

- Aye

Paul Robinson

- Aye

4. [4823 Temple Street - Virginia Brown Setback Variance](#)

Attachment: [Aerialmap.pdf](#)

Attachment: [LabelmapprojectB-100302-32794-2.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Attachment: [Plat.pdf](#)

Attachment: [Site Plan.pdf](#)

Board Action:

The proposed structure is a standardized plan developed for low to moderate income homebuyers. The proposed house has an internal area of 1,120 square feet. The proposed siting of the house on the lot is in line with the front- PASS building line of other homes on the street, and maintains an adequate rear yard. Staff recommends **approval of the requested one-foot front and one-foot rear variances.**

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Not Present

Brian Reese

- Aye

Paul Robinson

- Aye

5. [4825 Temple Street - Virginia Brown Setback Variance](#)

Attachment: [Aerial map.pdf](#)

Attachment: [LabelmapprojectB-100302-33324-2.pdf](#)

Attachment: [Plat.pdf](#)

Attachment: [Setback.pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Board Action:

The proposed structure is a standardized plan developed for low to moderate income homebuyers. The proposed house has an internal area of 1,120 square feet. The proposed siting of the house on the lot is in line with the front- building line of other homes on the street, and maintains an adequate rear yard. Staff recommends **approval of the requested one-foot front and one-foot rear variances.** - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Not Present

Brian Reese

- Aye

Paul Robinson

- Aye

V. Old Business

VI. Regular Agenda

6. [409 E. Liberty St. - Kerry E. O'Connor Use Approval](#)

Attachment: [Aerial map.pdf](#)

Attachment: [Business Floorplan.pdf](#)

Attachment: [Northview.pdf](#)

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

Attachment: [Petitioner Narrative.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Present for the petition was: Ms. Kerry O'Connor.

Speaking on the petition: Ms. O'Connor, owner/designer of Kerry O'Connor Cake Design, stated that she bakes high end wedding cakes and other specialty cakes. She explained that the cakes from her business will be delivered or picked up from the site. She described the type of baking equipment that would be on the site and the hours of operation.

Albert Nordine, resident at 405 E. Liberty Street stated that he was in support of the petition, but that he did have concerns as to the protection that he and his neighbors would have in preventing convenient sales at this location in the future.

Joan Heyward, resident at 407 E. Liberty Street, thanked the Board for the opportunity to speak to the issue and stated that she supported the

entrepreneur spirit of the petitioner. She also asked the Board to think of the future with regards to this petition. The parking is very limited at this location and there would be no space for a dumpster of any type if the petitioner were to need one. She added that in the event this business were to expand, it would have an adverse change to the quality of life surrounding her property .

Curt Thomas, 411 E. Liberty Street stated that he was in full support of the economic growth to the area, but that he had concerns regarding the particular use of this specific building for this specific purpose. He added that his primary concern was parking.

Board Action:

Staff recommends **approval** of the proposed use **(of a specialty catering/consulting and baking business only)** at 409 E. Liberty Street. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Not Present

Brian Reese - Aye

Paul Robinson - Aye

7. [4 E. 44th St. - Ron Pozdol Setback Variance](#)

Attachment: [Aerialmap.pdf](#)

Attachment: [Building Placement.pdf](#)

Attachment: [LabelmapB-100302-30538-2.pdf](#)

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

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Board Action:

The proposed new construction encroaches on the rear setback by several inches more than the current encroachment of the existing covered deck. Staff recommendation is for **approval of a three-foot setback variance only**, which will allow the existing non-conforming deck to remain in place and will permit the construction of a sunroom only - PASS

slightly smaller than proposed.

Vote Results

Motion: Brian Reese

Second: Johnnie P. Jones, Sr

Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Aye
Paul Robinson	- Aye

8. [117 Daisy Court - Juliet Look Setback Variance](#)

Attachment: [Aerial map.pdf](#)

Attachment: [LabelmapprojectB-100302-33678-2.pdf](#)

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

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Board Action:

Approval of the requested 4-foot rear setback variance, allowing a structure to be built within 21 feet of the rear property line. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Paul Robinson

Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Aye
Paul Robinson	- Aye

9. [123 Liberty Street - Robben Campbell Use Approval Bread Shop](#)

Attachment: [Aerial map.pdf](#)

Attachment: [LabelmapprojectB-100302-33985-2.pdf](#)

Attachment: [Northview.pdf](#)

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

Attachment: [Southview.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Board Action:

Staff Recommends **approval** of the proposed use (**bread store with on-site consumption**) at 123 - PASS E. Liberty Street.

Vote Results

Motion: Brian Reese

Second: Johnnie P. Jones, Sr

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Not Present

Brian Reese

- Aye

Paul Robinson

- Aye

VII. Other Business

VIII. Adjournment

10. [Submittal](#)

There being no further business to come before the Board the March 23, 2010 Savannah Zoning Board of Appeals adjourned at approximately 3:50 P.M.

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.