



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, 2:30 P.M.  
Minutes

**October 26, 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

Vice Chairman Paul Robinson called the October 26, 2010 Savannah Zoning Board of Appeals Meeting to order at 2:41 P.M. He explained the agenda for the benefit of those attending a meeting for the first time.

**II. Approval of Minutes**

2. Approval of the September 28, 2010 Meeting

Attachment: 28September.pdf

**Board Action:**

Approval of the September 28, 2010 SZBA Meeting Minutes. - PASS

**Vote Results**

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

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**

**V. Old Business**

**VI. Regular Agenda**

3. Variance - 4140 Ogeechee Road 41561

- Attachment: Staff Report 41561.pdf
- Attachment: Response from\_ Airgas at 4140 Ogeechee Road.pdf
- Attachment: Ortho-Zoning-Imagery.pdf
- Attachment: airgas separation distances.pdf
- Attachment: Groundview1.pdf
- Attachment: Groundview2.pdf
- Attachment: Groundview3.pdf

Jack Butler gave the following summary:

The petitioner, Mark Bryant, is requesting approval of a setback variance from the 75-foot separation from any business district as required in section 8-3038 in order to operate a gas canister refilling business.

**Board Action:**

Staff recommends **approval** of the requested variance from the setback requirements for the septic tank, - PASS septic field, parking and drainage features only.

**Vote Results**

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

Brian Reese - Aye

Paul Robinson - Aye

4. Variance -532 Indian Street 41520-2

- Attachment: Staff Report 41520.pdf
- Attachment: Site Layout.pdf
- Attachment: Ortho-Zoning-Imagery.pdf
- Attachment: Petitioner's Site Plan and Bus Routes.pdf
- Attachment: SCAD Adler Hall City Encroachment Response.pdf
- Attachment: CPD Comments ZBOA-October 2010.pdf
- Attachment: Southview.pdf

Present for the petition was: Harold Yellin, Agent

Jack Butler gave the following summary:

The petitioner, Harold Yellin, for Savannah College of Art and Design, is requesting approval of a variance of 79 spaces from the 79 spaces required in order to expand and renovated Adler Hall. There is significant available parking in the immediate facility however; Adler Hall is a zero lot line structure and has zero setbacks. It fills the lot on which it sits. The petitioner is proposing to add a number of spaces (43) angled on River Street behind the property to impart make up for the lack of parking on site. The petitioner has also provided a shuttle service which serves this site. The City of Savannah has agreed to this proposal and since the university is providing a shuttle bus system and has shared parking nearby classroom buildings staff recommends **approval**.

**Speaking on the petition:** Harold Yellin, agent for SCAD answered questions regarding the maximum number of students in this facility during hours of operation; he stated that this will call for an addition of another 220 students. The bus service will run from 7:00 in the morning until-12:00 midnight and there will be 75 stops per day in front of Adler Hall on weekdays and 40 stops per day on weekends. In addition to the B-line, which is called the bus service, any student who is working between midnight and 7am can call the scad number and have the shuttle to pick them up and to drop them off to their dorm or residence. He added that with the 43 parking spaces and the extraordinary bus service parking will not be an issue.

**Board Action:**

Staff recommends **approval** of the requested variance. - PASS

**Vote Results**

Motion: Johnnie P. Jones, Sr

Second: Brian Reese

Johnnie P. Jones, Sr - Aye

Brian Reese - Aye

Paul Robinson - Aye

5. Variance-15 Willow Road 33217-2

Attachment: Staff Report 33217.pdf

Attachment: Ortho-Zoning-Imagery.pdf

Present for the petition: Michael Brock

Jack Butler gave the following summary:

The petitioner, Michael Brock, agent for Rector, Wardens, and Vestry of Saint George's Episcopal Church, is requesting approval of a variance of 23 parking spaces from the 75 required in order to provide a total of 52 parking spaces. Staff recommends **approval**.

**Board Action:**  
Staff recommends **approval** of the requested 23-space parking variance. - PASS

**Vote Results**  
Motion: Johnnie P. Jones, Sr  
Second: Brian Reese  
Johnnie P. Jones, Sr - Aye  
Brian Reese - Aye  
Paul Robinson - Aye

**VII. Other Business**

6. Election of Officers

The Board re-appointed Mr. Timothy Mackey as Chairman and Mr. Paul Robinson as Vice Chairman.

**Board Action:**  
Timothy Mackey continue to serve as Chairman. - PASS

**Vote Results**  
Motion: Paul Robinson  
Second: Johnnie P. Jones, Sr  
Johnnie P. Jones, Sr - Aye  
Paul Robinson - Aye  
Brian Reese - Aye

**Board Action:**  
Paul Robinson to continue to serve as vice chairman. - PASS

**Vote Results**  
Motion: Johnnie P. Jones, Sr  
Second: Paul Robinson  
Johnnie P. Jones, Sr - Aye  
Brian Reese - Aye  
Paul Robinson - Aye

**VIII. Adjournment**

7. Submittal

There being no further business to come before the board, Vice Chairman Paul Robinson declared the Savannah Zoning Board of Appeals Meeting adjourned.

Respectfully submitted,

Jack Butler,

Assistant Secretary

***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.***