



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

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

**July 24, 2012 Savannah Zoning Board of Appeals Meeting**

**Members Present:** Eli P. Karatassos  
Sidney J. Johnson  
William Ronning

**Members Not Present:** Timothy Mackey, Chairman  
Brian Reese, Vice Chairman

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

**Advisory Staff Present:** Thomas Bolton, City Zoning Inspector

**I. Call to Order and Welcome**

1. [Call to order](#)

Mr. Eli Karatassos called the July 24, 2012 SZBA meeting to order at 2:40 P.M. He explained the agenda for the benefit of those attending a meeting for the first time.

**II. Notices, Proclamations and Acknowledgements**

**III. Approval of Minutes**

2. [Approval of the June 26, 2012 SZBA Meeting Minutes](#)

Attachment: [June26.pdf](#)

**Board Action:**

Approval of the June 26, 2012 SZBA meeting minutes. - PASS

**Vote Results**

Motion: William Ronning	
Second: Sidney J Johnson	
Sidney J Johnson	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Not Present
William Ronning	- Aye

#### IV. 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.**

#### V. Consent Agenda

#### VI. Old Business

#### VII. Regular Agenda

##### 3. [156 Coffee Bluff Villa Road - Setback Variance - 87686](#)

Attachment: [Staff Report - 87686-2.pdf](#)  
Attachment: [MAPS.pdf](#)  
Attachment: [2004 Subdivision.pdf](#)  
Attachment: [Original Plat.pdf](#)  
Attachment: [Ortho-Zoning-Imagery Coffee Bluff Villa Road.pdf](#)  
Attachment: [Coffee Bluff Villa Road.pdf](#)  
Attachment: [PICT0162.pdf](#)  
Attachment: [PICT0164.pdf](#)  
Attachment: [PICT0163.pdf](#)  
Attachment: [Submitted Plans.pdf](#)

Present for the petition was: Mr. Jimmy Rhodes

Jack Butler gave the following summary:

The petitioner, Mr. Jimmy Rhodes is requesting approval of a 10-foot variance from the 35-foot rear setback required in order to build a residence on a vacant parcel. The subject property was created with a geometry that is unusual in the district the original resident was set to the rear of the parent parcel, so that the subdivision of the lot in 2004 created an unusually shallow parcel. Staff recommends approval of the requested 10-foot rear setback variance, with the condition that the petitioner install and maintain a "Type A" buffer (consisting of a six-foot fence and five-foot planted buffer, or a 10-foot planted buffer) along the property line between 154 and 156 Coffee Bluff Villa Road, and the residential structure, when built shall not encroach on the 30-foot access easement between 154 Coffee Bluff Villa Road and the public right-of-way. He presented Board Members with photographs depicting the road right-of-way.

**Board Action:**

Staff recommends **approval** of the requested 10-foot rear setback variance, with the **condition** that the petitioner install and maintain a "Type A" buffer (consisting of a 6-foot fence and five-foot planted buffer, or a 10-foot planted buffer) along the property line between 154 and 156 Coffee Bluff Villa Road, and the residential structure, when built, shall not encroach on the 30-foot access easement between 154 Coffee Bluff Villa Road and the public right-of-way. - PASS

**Vote Results**

Motion: William Ronning  
Second: Sidney J Johnson  
Sidney J Johnson - Aye  
Eli Karatassos - Aye  
Timothy Mackey - Not Present  
William Ronning - Aye

4. [34 East 44th St. - Setback Variances - 87562](#)

- Attachment: [Staff Report - 87562-2.pdf](#)
- Attachment: [Ortho-Zoning-Imagery E44th St.pdf](#)
- Attachment: [PICT0156.pdf](#)
- Attachment: [PICT0157.pdf](#)
- Attachment: [PICT0158.pdf](#)
- Attachment: [PICT0159.pdf](#)
- Attachment: [PICT0160.pdf](#)

Present for the petition was: Mr. Robert Yates

Jack Butler gave the following summary:

The petitioners, Robert and Judy Yates, are requesting approval of a five-foot side and rear yard setbacks (from the five feet required) in order to re-build a burned accessory building in the same footprint. The subject property is a conforming 8,042 square foot residential lot located at 34 East 44th Street. The property is zoned R-6 (single family residential). he presented photographs of the subject property with a view of the lane and the remains of the outbuilding that had been damaged by the fire. The petitioners are seeking to rebuild the outbuilding in the same footprint. Staff is recommendation is to grant the requested five -foot side and rear yard setback.

**Board Action:**

The outbuilding forms a part of a privacy fence between the petitioner's property and the neighboring property and behind the petitioner's property. The outbuilding has no access to East - PASS  
Victory Lane (behind the house). Staff recommends **approval** of the requested variances.

**Vote Results**

Motion: Sidney J Johnson

Second: William Ronning	
Sidney J Johnson	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Not Present
William Ronning	- Aye

### VIII. Other Business

#### 5. [August 28, 2012 SZBA Meeting](#)

Jack Butler announced that the next scheduled Savannah Zoning Board of Appeals Meeting will be on August 28, 2012 at 11:00 A.M. located in the Arthur Mendonsa Hearing Room. He asked that all members be in attendance.

### IX. Adjournment

#### 6. [Adjournment of the July 24, 2012 SZBA Meeting](#)

There being no further business to come before the Board, Mr. Eli Karatassos declared the July 24, 2012 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, Secretary

/cbm

*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.*