



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
January 23, 2013 10:00 A.M.
DECISIONS

January 23, 2014 Savannah Zoning Board of Appeals

Members Present: Eli Karatassos
William Ronning
Sidney J. Johnson

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

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

Advisory Staff Present: Tiras Petra, City Zoning Inspector

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

1. [Approval of the December 19, 2013 SZBA Minutes](#)

Attachment: [December19.pdf](#)

Board Action:

Approval as submitted. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

IV. Approval of Final Agenda

2. [Items to be Continued to February 27, 2014](#)

Board Action:

Items continued to the February SZBA meeting;

13-005953-ZBA-110 West Broughton St.-Lot
Area per Dwelling Unit
13-005954-ZBA-220 West Broughton St. -Lot
Area per Dwelling Unit
13-006336-ZBA-216 West Broughton St. -Lot
Area per Dwelling Unit - PASS
13-005946-ZBA-27 Charlton St.-Day
Nursery/Kindergarten
13-005491-ZBA-311 East Huntingdon St.-Lot
Coverage
13-005493-ZBA-309 East Huntingdon St.-Lot
Coverage
13-005494-ZBA-307 East Huntingdon St.-Lot
Coverage

Vote Results

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

V. Consent Agenda

3. [104 E. Duffy St. | Setback/Lot Area | 6304](#)

Attachment: [Images 6304.pdf](#)
Attachment: [Staff Report 6304.pdf](#)

Board Action:

Approval of the petition as submitted. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

4. [318 Mall Blvd. | Sign Area | 6305](#)

Attachment: [Staff Report 6305.pdf](#)

Attachment: [Images 6305.pdf](#)

Board Action:

Approval of the requested petition as submitted. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

5. [2 Robin Rd. | Setback | 6389](#)

Attachment: [Images 6389.pdf](#)

Attachment: [Staff Report 6389.pdf](#)

Attachment: [Comment Email.pdf](#)

Board Action:

Approval of the petition as submitted. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

VI. Old Business

6. [4118 Walton St. | Day Nursery/Kindergarten | 4411](#)

Attachment: [Staff Report -004411.pdf](#)

Attachment: [Images -4411.pdf](#)

Attachment: [PLANS 4411.pdf](#)

Board Action:

Approval of staff recommendation with the condition that the hours of operation are from 6a- PASS to 6p.

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

7. [230 Barnard St. | Assembly Hall | 5949](#)

Attachment: [Images 5949.pdf](#)

Attachment: [Parking Separation.pdf](#)

Attachment: [Harper Fowlkes Remote Parking Plan.pdf](#)

Attachment: [Staff Report 5949.pdf](#)

Board Action:

Approval of the requested petition with conditions and parking separation variance. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

8. [407 West Duffy St. | Lot Area per Dwelling Unit | 5940](#)

Attachment: [Images 5940.pdf](#)

Attachment: [Staff Report 5940.pdf](#)

Board Action:

Denial of the petition as recommended by staff; however; the Board approves a 2-foot side yard setback variance for the property to permit the construction of a stand-alone structure within three feet of the side property line. - PASS

Vote Results

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

VII. Regular Agenda

9. [422 West 43rd St. | Parking Variance | 6214](#)

Attachment: [Staff Report 6214.pdf](#)

Attachment: [Images 6214.pdf](#)

Board Action:

Denial of the petition as recommended by staff. - PASS

Vote Results

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

10. [207 East Henry St. | Inn/Apartment Hotel | 6250](#)

Attachment: [Staff Report 6250.pdf](#)

Attachment: [Images 6250.pdf](#)

Board Action:

Approval of the petition as recommended by staff. - PASS

Vote Results

Motion: William Ronning
Second: Sidney J Johnson
Sidney J Johnson - Aye

Eli Karatassos	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Not Present
William Ronning	- Aye

11. [209 East Henry St. | Inn/Apartment Hotel | 6251](#)

Attachment: [Staff Report 6251.pdf](#)

Attachment: [Images 6251.pdf](#)

Board Action:

Approval of the petition as recommended. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

12. [305 West Waldburg Lane | Inn/Apartment Hotel | 6287](#)

Attachment: [Staff Report 6287.pdf](#)

Attachment: [Images 6287.pdf](#)

Attachment: [Petitioner Comment 6287.pdf](#)

Board Action:

Approval of the petition as recommended by staff. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

13. [309 West Waldburg Lane | Inn/Apartment Hotel | 6288](#)

Attachment: [Staff Report 6288.pdf](#)

Attachment: [Images 6288.pdf](#)

Attachment: [Petitioner's Comment 6288.pdf](#)

Board Action:

The City of Savannah has recently decided to begin regulation of vacation rental properties. As no “vacation rental” designation exists, the city has directed that the properties shall be regarded as “inns or apartment hotels,” which are use #6 in the Victorian District zoning. Barring any issues arising from the specific behavior of a specific tenant of the property, the use of the property should be indistinguishable from the use of the property for long-term rental or owner occupancy.

Staff recommends **approval** of the proposed use.

Vote Results

Motion:
Second:

14. [202 West Bolton St. | Inn/Apartment Hotel | 6309](#)

Attachment: [Staff Report 6309.pdf](#)
Attachment: [Images 6309.pdf](#)
Attachment: [Public Comment.pdf](#)

Board Action:

- PASS

Approval of the petition as recommended by staff.

Vote Results

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

15. [500 Staley Ave. | Expansion of Nonconforming Use | 6388](#)

Attachment: [Images 6388.pdf](#)
Attachment: [Support Docs 6388.pdf](#)
Attachment: [Staff Report 6388.pdf](#)

Board Action:

Petition requested to be continued to the February 27, 2014 SZBA hearing. - PASS

Vote Results

Motion: William Ronning

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Aye

VIII. Other Business

IX. Adjournment

16. [Adjournment of the January 23, 2014 SZBA Meeting](#)

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.