



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
110 E. State Street 10:00 AM
Minutes

(Wednesday) April 22, 2015 Savannah Zoning Board of Appeals Meeting

Members Present: Brian Reese, Chairman
Thomas Branch III, Vice Chairman
Eli Karatassos
Timothy Mackey

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

Advisory Staff Present: Tom Bolton, City Zoning Inspector

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Reese called the April 22, 2015 SZBA Meeting to order at 10:04 A.M.

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

2. [Approval of the March 26, 2015 SZBA Meeting Minutes](#)

Attachment: [March26thSZBAMiutes.pdf](#)

Board Action:

Approval of the March 26, 2015 SZBA meeting minutes. - PASS

Vote Results

Motion: Eli Karatassos
Second: Tom Branch

Tom Branch	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Aye

IV. Approval of Final Agenda

3. [Items Requested to Be Continued](#)

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

4. [111 W. Gordon Street | Lot Coverage Variance | 1777](#)

Attachment: [Staff Report 1777.pdf](#)

Attachment: [Images 1777.pdf](#)

Board Action:

Approval of the requested five percent variance in maximum lot coverage (above the 75% permitted - PASS in the district).

Vote Results

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

5. [224 W. Waldburg Street | Lot Coverage Variance | 1767](#)

Attachment: [Staff Report 1767.pdf](#)

Attachment: [Images 1767.pdf](#)

Board Action:

Approval of the requested 3.8 percent lot coverage variance. - PASS

Vote Results

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey	- Aye
Brian Reese	- Aye

VI. Old Business

6. [4303 Puerto Rico Street | Expansion of Non-Conforming Use | 6179](#)

Attachment: [Images 6179.pdf](#)
Attachment: [Staff Report 6179.pdf](#)
Attachment: [Documentation 6179.pdf](#)
Attachment: [Withdrawal Letter 6179.pdf](#)

Board Action:

Petitioner's request to withdraw this item. - PASS

Vote Results

Motion: Eli Karatassos
Second: Tom Branch
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

VII. Regular Agenda

7. [302, 306 & 315 W. 38th St. | Parking Variance | 1762](#)

Attachment: [Images 1762.pdf](#)
Attachment: [Staff Report 1762.pdf](#)
Attachment: [Traffic Engineering Comment.pdf](#)

Board Action:

Continued to the next scheduled hearing. - PASS

Vote Results

Motion: Tom Branch
Second: Eli Karatassos
Tom Branch - Aye
Timothy Mackey - Aye
Eli Karatassos - Aye
Brian Reese - Aye

8. [917 Habersham St. | Short Term Rental | 1761](#)

Attachment: [Staff Report 1761.pdf](#)
Attachment: [Images 1761.pdf](#)

Board Action:

Approval of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

Vote Results

Motion: Timothy Mackey
Second: Eli Karatassos
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

9. [823 Whitaker St. | Short Term Rental | 1735](#)

Attachment: [Staff Report 1735.pdf](#)
Attachment: [Images 1735.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use, with the **condition** that the number of bedrooms rented at any one time shall be limited to three. - PASS

Vote Results

Motion: Timothy Mackey
Second: Eli Karatassos
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

10. [212 E. Waldburg St. | Short Term Rental | 1724](#)

Attachment: [Staff Report 1724.pdf](#)
Attachment: [Images 1724.pdf](#)

Board Action:

Approval of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

Vote Results

Motion: Eli Karatassos
Second: Timothy Mackey
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye

Brian Reese - Aye

11. [224 E. Bolton St. | Short Term Rental | 1723](#)

Attachment: [Staff Report 1723.pdf](#)

Attachment: [Images 1723.pdf](#)

Board Action:

Approval of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

Vote Results

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

12. [506&508 E. Waldburg St. | Short Term Rental | 1705](#)

Attachment: [Staff Report 1705.pdf](#)

Attachment: [Images 1705.pdf](#)

Attachment: [Neighbor Comment 1705.pdf](#)

Board Action:

Approval of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

Vote Results

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

13. [309 E. Park Lane | Short Term Rental | 1623](#)

Attachment: [Staff Report 1623.pdf](#)

Attachment: [Images 1623.pdf](#)

Board Action:

Approval of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS

time shall be limited to two.

Vote Results

Motion: Eli Karatassos
Second: Timothy Mackey
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

14. [11 W. 45th St. | Front Setback Variance | 1757](#)

Attachment: [Staff Report 1757.pdf](#)
Attachment: [Petitioner's Submittal 1757.pdf](#)
Attachment: [Images 1757.pdf](#)

Board Action:

Approval of the requested 22-foot front building setback variance. - PASS

Vote Results

Motion: Eli Karatassos
Second: Tom Branch
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

15. [13 W. 45th St. | Front Setback Variance | 1758](#)

Attachment: [Staff Report 1758.pdf](#)
Attachment: [Petitioner's Submittal 1758.pdf](#)
Attachment: [Images 1758.pdf](#)

Board Action:

Approval of the requested 22-foot front building setback variance. - PASS

Vote Results

Motion: Eli Karatassos
Second: Tom Branch
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

16. [1801 Habersham St. | Sign Area Variance | 1645](#)

Attachment: [Staff Report 1645.pdf](#)
Attachment: [Images 1645.pdf](#)

Board Action:
Approval of the petitioner's request due to the conditions C & D.. - PASS

Vote Results
Motion: Eli Karatassos
Second: Timothy Mackey
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

17. [311 Columbus Dr. | Side Setback Variances | 1731](#)

Attachment: [Staff Report 1731.pdf](#)
Attachment: [Images 1731.pdf](#)
Attachment: [Board Decision 14-005728 313 Columbus.pdf](#)
Attachment: [Comments File 15-001731-ZBA.pdf](#)

Board Action:
Approval of the requested two-foot side setback variances. - PASS

Vote Results
Motion: Eli Karatassos
Second: Tom Branch
Tom Branch - Aye
Eli Karatassos - Aye
Timothy Mackey - Aye
Brian Reese - Aye

18. [719 W. Victory Dr. | Fence Height Variance | 1463](#)

Attachment: [Staff Report - 1463.pdf](#)
Attachment: [Images - 1463.pdf](#)

Board Action:
Denial of the requested variance. - PASS

Vote Results

Motion: Timothy Mackey

Second: Tom Branch

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

VIII. Other Business

IX. Adjournment

19. [Adjournment of the April 22, 2015 SZBA Meeting](#)

There being no other business to come before the board, the chairman declared the April 22, 2015 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA 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.