



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 Room
110 E. State Street 10:00 A.M.
Minutes

August 27, 2015 SZBA Meeting

Members Present: Brian Reese, Chairman
Thomas Branch III, Vice Chairman
Timothy Mackey
Tonia Miller

Members Not Present: LaShaun Lovett

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 Brian Reese called the August 27, 2015 SZBA hearing to order at 10: A.M. He explained the agenda for the benefit of those attending a meeting for the first time.

Board Action:

Vote Results

Motion:
Second:

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

2. [Approval of the July 23, 2015 SZBA Meeting Minutes](#)

Attachment: [July23rd SZBA Meeting Minutes.pdf](#)

Board Action:

Approval of the July 23, 2015 SZBA meeting minutes as submitted. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

IV. Approval of Final Agenda

Items Requested to Be Continued

3. [14-003918 |421 Abercorn Street |Appeal of HDBR ruling](#)

Board Action:

Approval of the petitioner's request to continue to the next SZBA hearing; September 24, 2015 - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

4. [15-003878-ZBA |310 W. Waldburg Street| Short Term Vacation Rental](#)

Board Action:

Approval of the petitioner's request to continue to the next SZBA hearing; September 24, 2015 -

Vote Results

Motion:

Second:

5. [15-001762-ZBA| 315 W. 38th Street| Parking variance \(SCAD\)](#)

Board Action:

Approval of the petitioner's request to continue to the next SZBA hearing; September 24, 2015 - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

6. [15-003937-ZBA | 913 W. 36th Street | Child Care Center](#)

Board Action:

Approval of the petitioner's request to continue to the next SZBA hearing; September 24, 2015 - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

7. [15-004092-ZBA | 209 W. Bolton Street | Short Term Vacation Rental](#)

Board Action:

Approval of the petitioner's request to continue to the next SZBA hearing; September 24, 2015 - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

8. [15-003586-ZBA | 103 W. 37th Street | Appeal of Zoning Administrator](#)

Board Action:

Approval of the petitioner's request to continue to the next SZBA hearing; September 24, 2015 - PASS

Vote Results

Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Brian Reese - 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

9. [649 W. Jones St. | Parking and Setback Variances | 4148](#)

- Attachment: [Staff Report 4148.pdf](#)
- Attachment: [Images 4148.pdf](#)
- Attachment: [Garrison OF grass pkg .pdf](#)
- Attachment: [Parking Variance Exhibit 1.pdf](#)

Board Action:

Approval of the requested setback variances. - PASS
Approval of the proposed parking variance.

Vote Results

Motion: Tonia Miller
Second: Tom Branch
Tom Branch - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Brian Reese - Aye

VI. Old Business

10. [31 E. Jones St. | Lot Coverage Variance | 2878](#)

- Attachment: [Staff Report 2878.pdf](#)

Attachment: [31 EAST JONES ST-08-13-14- 1 of 2.pdf](#)
Attachment: [31 EAST JONES ST-08-13-14- 2 of 2.pdf](#)
Attachment: [Images 2878.pdf](#)

Board Action:

The HDBR has approved the design (see attached) and recommended approval of the 2 percent lot coverage variance needed to implement the design. The project has been in development since mid- - PASS 2014.

approval of a 2 percent lot coverage variance.

Vote Results

Motion: Tonia Miller

Second: Tom Branch

Tom Branch	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

VII. Regular Agenda

11. [515 E. Bolton St. | Short Term Vacation Rental | 4097](#)

Attachment: [Staff Report 4097.pdf](#)
Attachment: [Images 4097.pdf](#)

Board Action:

APPROVAL of the proposed use. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

12. [5501 Abercorn St. | Sign Area Variance | 3935](#)

Attachment: [Staff Report 3935.pdf](#)
Attachment: [Images 3935.pdf](#)
Attachment: [Petitioners Submittal.pdf](#)

Board Action:

Approval of the requested 99-square foot variance

in supplemental signage area on the Abercorn (east) face of the building at 5501 Abercorn Street. - PASS

Vote Results

Motion: Tom Branch

Second: Timothy Mackey

- Tom Branch - Aye
- Timothy Mackey - Aye
- Tonia Miller - Aye
- Brian Reese - Aye

13. [641 Indian Street | Separation and Parking Variances | 4095](#)

- Attachment: [Images 4095.pdf](#)
- Attachment: [Petitioners Submittal.pdf](#)
- Attachment: [Staff Report 4095.pdf](#)

Board Action:

Approval of the requested parking variance;
Approval of the requested 100.5-foot separation variance. - PASS

Vote Results

Motion: Timothy Mackey

Second: Tom Branch

- Tom Branch - Aye
- Timothy Mackey - Aye
- Tonia Miller - Aye
- Brian Reese - Aye

14. [1507 Barnard St. | Parking Variance | 4098](#)

- Attachment: [Staff Report 4098.pdf](#)
- Attachment: [Images 4098.pdf](#)
- Attachment: [Site Plan 4098.pdf](#)
- Attachment: [COA 4098.pdf](#)

Board Action:

Denial of the requested three-space parking variance. - PASS

Vote Results

Motion: Timothy Mackey

Second: Tom Branch

- Tom Branch - Aye
- Timothy Mackey - Aye
- Tonia Miller - Nay

Brian Reese - Aye

15. [2 W. Bay St. | Sign Area Variance |4091](#)

- Attachment: [Staff report 4091.pdf](#)
- Attachment: [Images 4091.pdf](#)
- Attachment: [Petitioners Submittal.pdf](#)
- Attachment: [COA - 2 West Bay Street 14-003926-COA Denied.pdf](#)
- Attachment: [HDBR Variance criteria analysis.pdf](#)

Board Action:
Approval of the requested variances. - PASS

Vote Results
 Motion: Timothy Mackey
 Second: Tonia Miller

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

16. [2112 Bull St. | Use Approval - Restaurant with Alcohol Sales | 3804](#)

- Attachment: [Staff Report 3804.pdf](#)
- Attachment: [Images 3804.pdf](#)
- Attachment: [Board Decision December 2013.pdf](#)
- Attachment: [Letter Regarding File No 15-003804-ZBA \(2112 Bull St\).pdf](#)

Speaking in opposition was: Dr. Andrew Young

Board Action:
Approval of the requested uses, 5.8.2 (Thomas Square/Mid-City Zoning) "Restaurant with Alcohol Sales," to include distilled spirits. - PASS

Vote Results
 Motion: Timothy Mackey
 Second: Tonia Miller

Tom Branch	- Abstain
Timothy Mackey	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

VIII. Other Business

IX. Adjournment

17. [Adjournment of the August 27, 2015 SZBA Meeting](#)

There being no other business to come before the board, the chairman declared the August 27, 2015 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

Board Action:	
Adjournment of the SZBA hearing.	- PASS
Vote Results	
Motion: Brian Reese	
Second: Timothy Mackey	
Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

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.