



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

July 23, 2015 SZBA 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

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

1. [Approval of the June 25, 2015 SZBA Meeting Minutes](#)

Attachment: [June25th SZBA Minutes.pdf](#)

IV. Approval of Final Agenda

Items Requested to Be Continued

2. [421 Abercorn Street | Appeal of HDBR Decision | 3918](#)
3. [31 E. Jones Street | Variance from Historic District Standards | 2878](#)
4. [315 W. 38th Street | Parking Variance | 1762](#)
5. [103 W. 37th Street | Appeal of Zoning Administrator Ruling on Rooming House | 3586](#)

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

6. [11500 Middleground Road | Use Approval \(Early Learning Center\) | 3564](#)

Attachment: [Staff Report 3564.pdf](#)

Attachment: [Images 3564.pdf](#)

7. [4745 Fairfax Drive | Lot Coverage Variance | 3540](#)

Attachment: [Staff Report 4745.pdf](#)

Attachment: [Images 3540.pdf](#)

VI. Old Business

VII. Regular Agenda

8. [219 W. Waldburg Street | Short Term Vacation Rental | 3435](#)

Attachment: [Staff Report 3435.pdf](#)

Attachment: [Images 3435.pdf](#)

9. [1109 Lincoln Street | Short Term Vacation Rental | 3275](#)

Attachment: [Staff Report 3275.pdf](#)

Attachment: [Images 3275.pdf](#)

10. [216 E. Duffy Street | Short Term Vacation Rental | 3219](#)

Attachment: [Staff Report 3219.pdf](#)

Attachment: [Images 3219.pdf](#)

11. [223 E. Gwinnett Street | Short Term Vacation Rental | 3023](#)

Attachment: [Staff Report 3023.pdf](#)

Attachment: [Images 3023.pdf](#)

Attachment: [Board Decision \(2014 Inn approval\).pdf](#)

12. [529 E. Henry Street | Short Term Vacation Rental | 3470](#)

Attachment: [Staff Report 3470.pdf](#)

Attachment: [Images 3470.pdf](#)

13. [426 E. 56th Street Lot A | Lot Coverage Variance | 3592](#)

Attachment: [Staff Report 3592.pdf](#)

Attachment: [Images 3592.pdf](#)

Attachment: [Old Board Decision 2014.pdf](#)

Attachment: [Comment Letter.pdf](#)

14. [426 E. 56th Street Lot B | Lot Coverage Variance | 3591](#)

Attachment: [Staff Report 3591.pdf](#)

Attachment: [Images 3591.pdf](#)

Attachment: [Old Board Decision 2014.pdf](#)

Attachment: [Comment Letter.pdf](#)

15. [20 E. Taylor Street | Parking and Additional Dwelling Unit | 3585](#)

Attachment: [Staff Report 3585.pdf](#)

Attachment: [Images 3585.pdf](#)

Attachment: [Neighbor Comment.pdf](#)

16. [Perry Street Hotel \(North Building\) | Appeal of HDBR Ruling | 3565](#)

Attachment: [Staff Report 3565.pdf](#)

Attachment: [Images 3565.pdf](#)

Attachment: [COA - 200 Block East McDonald St. \(North Building\) Part I Continue.pdf](#)

Attachment: [Photo Simulations 3565.pdf](#)

Attachment: [ZBA_7-22-15_NORTH BUILDING.pdf](#)

17. [Perry Street Hotel \(South Building\) | Bonus Story for Event Space | 3574](#)

Attachment: [Staff Report 3574.pdf](#)

Attachment: [Images 3574.pdf](#)

Attachment: [COA - 200 Block E. Perry Street \(South Building\) 15-002751-COA Part I Continue.pdf](#)

Attachment: [Photo Simulations 3574.pdf](#)

Attachment: [ZBA_7-22-15_SOUTH BUILDING.pdf](#)

18. [102 E. Victory Drive | Use Approval \(Restaurant Serving Alcohol\) | 3538](#)

Attachment: [Staff Report 3538.pdf](#)

Attachment: [Images 3538.pdf](#)

19. [414 W. Broughton Street | Appeal of Zoning Administrator Decision on Package Store | 3434](#)

Attachment: [Zoning Administrator Determination.pdf](#)

Attachment: [Broughton Street Urban Renewal Plan and Amendment.pdf](#)

Attachment: [Images 3434.pdf](#)

Attachment: [Staff Report 3434.pdf](#)

Attachment: [Neighbor Comment.pdf](#)

20. [102 W. 36th Street | Fence Height Variance | 3196](#)

Attachment: [Staff Report - 3196.pdf](#)

Attachment: [Images 3196.pdf](#)

Attachment: [Documents 3196.pdf](#)

Attachment: [Neighbor Comment.pdf](#)

21. [211 Early Street | Rear Setback Variance | 3438](#)

Attachment: [Images 3438.pdf](#)

Attachment: [Staff Report 3438.pdf](#)

VIII. Other Business

IX. Adjournment

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.