



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
112 E. State Street -10:00am
Minutes

July 23, 2015 SZBA Meeting

Members Present: Brian Reese, Chairman
Thomas Branch III, Vice Chairman
LaShaun Lovett
Tonia Miller

Members Not Present: 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](#)

The Chairman called the meeting to order at 10:10am.

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

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

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

Board Action:

Approval of the June25, 2015 SZBA minutes as submitted. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller	
Tom Branch	- Aye
LaShaun Lovett	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

IV. Approval of Final Agenda

Items Requested to Be Continued

3. [421 Abercorn Street | Appeal of HDBR Decision | 3918](#)

Board Action:	
Approval of continuance.	- PASS
Vote Results	
Motion: Tom Branch	
Second: Tonia Miller	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

4. [31 E. Jones Street | Variance from Historic District Standards | 2878](#)

Board Action:	
Approval of continuance.	- PASS
Vote Results	
Motion: Tom Branch	
Second: Tonia Miller	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

5. [315 W. 38th Street | Parking Variance | 1762](#)

Board Action:	
Approval of continuance.	- PASS

Vote Results
Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

6. [103 W. 37th Street | Appeal of Zoning Administrator Ruling on Rooming House | 3586](#)

Board Action:
Approval of the request to continue. - PASS

Vote Results
Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
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

7. [11500 Middleground Road | Use Approval \(Early Learning Center\) | 3564](#)

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

Board Action:
The petitioner's site has been a school and a church. The proposed use is a reasonable expansion of the existing uses. The site is of sufficient size to accommodate the required play areas. The site is located on a secondary arterial roadway - PASS (Middleground Road).
Approval of the requested use.

Vote Results
Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye

Tonia Miller	- Aye
Brian Reese	- Aye

8. [4745 Fairfax Drive | Lot Coverage Variance | 3540](#)

Attachment: [Staff Report 4745.pdf](#)
Attachment: [Images 3540.pdf](#)

Board Action:

Staff finds that the lot coverage on most of the properties in the vicinity exceeds the statutory maximum of 30 percent. The proposed addition would observe all building setbacks. - PASS

Approval of the requested 6 percent lot coverage variance.

Vote Results

Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

VI. Old Business

VII. Regular Agenda

9. [219 W. Waldburg Street | Short Term Vacation Rental | 3435](#)

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

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

10. [1109 Lincoln Street | Short Term Vacation Rental | 3275](#)

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

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Tonia Miller

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

11. [216 E. Duffy Street | Short Term Vacation Rental | 3219](#)

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

Attachment: [Images 3219.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Tonia Miller

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

12. [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](#)

Board Action:

Approval of the requested use. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

13. [529 E. Henry Street | Short Term Vacation Rental | 3470](#)

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

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tom Branch

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

14. [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](#)

Board Action:

Approval of the requested 2 percent lot coverage variance. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

15. [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](#)

Board Action:

Approval of the requested 2 percent lot coverage variance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

16. [20 E. Taylor Street | Parking and Additional Dwelling Unit | 3585](#)

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

Board Action:

Approval of the requested lot area variance and a one-space - PASS
parking variance to permit the construction of a carriage house
with an apartment.

Vote Results

Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

17. [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](#)

Board Action:

Approval of the proposed variance to permit the installation of
access and mechanical elements of the structure on the roof of
the fifth floor, with the condition that the elements be situated - PASS
such that they are not visible from the street level of
McDonough, Perry, Floyd, or Drayton streets.

Vote Results

Motion: Tonia Miller
Second: LaShaun Lovett
Tom Branch - Nay
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

18. [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](#)

Board Action:

Approval of the proposed variance to permit the installation of an event space penthouse and equipment as a sixth floor, with the **condition** that the event space structure be set back from the exterior walls so it is not visible from the street level of Perry, Floyd or Drayton streets or from Perry Lane. - PASS

Vote Results

Motion: Tom Branch
Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

19. [102 E. Victory Drive | Use Approval \(Restaurant Serving Alcohol\) | 3538](#)

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

Board Action:

Approval of the requested use with the **condition** that no variances from the standards for parking or site design are implied by this approval. - PASS

Vote Results

Motion: LaShaun Lovett
Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

20. [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](#)

Board Action:

Approval of the Zoning Administrator's determination . - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

21. [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](#)

Board Action:

Approval of the requested variance. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

22. [211 Early Street | Rear Setback Variance | 3438](#)

Attachment: [Images 3438.pdf](#)

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

Board Action:

Approval of the staff recommendation. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Nay

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

VIII. Other Business

IX. Adjournment

23. [Adjournment of the July 23, 2015 SZBA Hearing](#)

There being no other business to come before the board, the chairman declared the July 23, 2015 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

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.