



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

March 26, 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 Brian Reese called the March 26, 2015 SZBA meeting to order at 10:00 A. M.

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

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

Attachment: [February26thSZBAMinutes.pdf](#)

Board Action:

Approval of the February 26, 2015 SZBA Meeting
Minutes as submitted.

Vote Results

Motion: Eli Karatassos
Second: Tom Branch

IV. Approval of Final Agenda

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

Board Action:

The following are requested to be Continue to April 22nd;

14-002878-ZBA, 31 E. Jones Street - Variance from Historic District Standards. - PASS
14-003918-ZBA, 421 Abercorn Street - Appeal of HDBR decision.

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey - 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

4. [109 W. 58th Street | Setback Variances | 484](#)

Attachment: [Staff Report 484.pdf](#)

Attachment: [Maps and Images 484.pdf](#)

Board Action:

Approval of the requested variances:

A 25-foot rear yard setback variance (from the 25-foot rear yard required); and - PASS

A 4.7-foot side yard setback (from the five foot side yard required) under section 8-3163 (c).

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

Tom Branch - Aye

Eli Karatassos	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye

VI. Old Business

5. [4303 Puerto Rico St. | Use Approval | 6279](#)

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

Board Action:
Continue to the next scheduled SZBA Hearing; April 22, 2015. - PASS

Vote Results
Motion: Eli Karatassos
Second: Tom Branch

Tom Branch	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye

6. [7804 Abercorn Street | Sign Area Variance | 5705](#)

- Attachment: [Staff Report 5705 Revised.pdf](#)
- Attachment: [Images 5705.pdf](#)
- Attachment: [8936-1 Oglethorpe Mall - Revised Plans.pdf](#)
- Attachment: [Oglethorpe Variance Powerpoint 12 9 14.pdf](#)

Board Action:
Approval of the requested variances, with the conditions that the digital sign shall be limited to 80.16 square feet and shall change display no more frequently than once per 24 hour period. - 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. [7702-7712 Waters Ave. | Use Approval #48b \(Tavern, Cocktail Lounge\) | 1090](#)

Attachment: [Staff Report 1090.pdf](#)
Attachment: [Maps Images and Docs 1090.pdf](#)

Board Action:

Approval of the proposed use . - PASS

Vote Results

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Nay

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

8. [1633 E. Duffy Street | Use Approval \(Child Care Center\) | 541](#)

Attachment: [Staff Report 541.pdf](#)
Attachment: [Maps and Documents 541.pdf](#)

Speaking on the petition:

Mr. Steve Laidlaw voiced his concerns regarding the increase in traffic the proposed business would cause and the size and dimensions of the property. He stated he did not think that the subject property was large enough to accommodate the increase.

Board Action:

Approval of the requested expansion of the child care center to up to 12 children, maximum, with the conditions that:

The petitioner must prove at least 100 square feet of fenced play area for each child at the facility (up to 1,200 square feet);

The petitioner must provide two approved off-street parking spaces; - PASS

The petitioner must construct an approved off-street pick-up and drop-off lane for the children; and

The petitioner must present a buffer plan sufficient to screen the play area from adjoining residential properties.

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

9. [102 E. 36th St. | Variance \(Mid-City Standards - Fences\) | 809](#)

Attachment: [Staff Report - 809.pdf](#)
Attachment: [Maps and Images 809.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

10. [801 Harmon St. | Use Approval \(Fueling Station\) & Variance | 1073](#)

Attachment: [Staff Report 1073.pdf](#)
Attachment: [Maps and Images 1073.pdf](#)
Attachment: [Letter of opposition to 801 Harmon St -15-001073-ZBA.pdf](#)

Board Action:
Approval of the proposed use, and **Denial** of the requested setback variance. - PASS

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

11. [217 E. Bolton St. | Use Approval \(Short Term Rental\) | 1074](#)

Attachment: [Staff Report 1074.pdf](#)
Attachment: [Maps Images and Documents 1074.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: Tom Branch

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

12. [1414 E. 50th St. | Standards Variance \(Home Occupation\) | 1075](#)

Attachment: [Maps and Images 1075.pdf](#)
Attachment: [Staff Report 1075.pdf](#)

Board Action:

Approval of the petitioner's request. Siting section 8-3163 3 & 4 of the staff report. - PASS

Vote Results

Motion: Tom Branch

Second: Eli Karatassos

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

13. [3410 Abercorn St. | Standards Variance \(Accessory Structure\) | 1087](#)

Attachment: [Staff Report 1087.pdf](#)
Attachment: [Maps Images and Docs 1087.pdf](#)
Attachment: [Letter of opposition to 3410 Abercorn St 15001087-ZBA.pdf](#)
Attachment: [Letter of support to 3410 Abercorn St 15-001087-ZBA.pdf](#)

Board Action:

Approval of the petitioner's request. - PASS

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

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

14. [914 Abercorn St. | Use Approval \(Short Term Rental\) | 1088](#)

Attachment: [Staff Report 1088.pdf](#)

Attachment: [Maps Images and Docs 1088.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: Tom Branch

Tom Branch - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Aye

VIII. Other Business

IX. Adjournment

15. [Adjournment of the March 26, 2015 SZBA Meeting](#)

There being no other business to come before the board, the chairman declared the March 26, 2015 SZBA Meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

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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.