



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 East State Street 10:00 A.M.
Minutes

October 22, 2015 SZBA Meeting

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

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

Advisory Staff Present: Tiras Petrea, City Zoning Inspector

I. Call to Order and Welcome

1. [Call to Order](#)

The chairman called the meeting to order at 10:05 A.M.

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

2. [Approval of September 24, 2015 SZBA Meeting Minutes](#)

Attachment: [Sept24thSZBAMinutes.pdf](#)

Board Action:

Approval of the September 24, 2015 SZBA meeting minutes. - PASS

Vote Results

Motion: Tom Branch

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

IV. Approval of Final Agenda

Items Requested to Be Continued

3. [714 Montgomery Street | Lot Standard Variances | 4748](#)

Board Action:	
Continuance to Wednesday, November 25, 2015 hearing date.	- PASS
Vote Results	
Motion: Tom Branch	
Second: LaShaun Lovett	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

4. [507 E. Bolton Street | Appeal of Victorian District Decision | 5067](#)

Board Action:	
Continuance to the Wednesday, November 25th, 2015 SZBA hearing date.	- PASS
Vote Results	
Motion: Tom Branch	
Second: LaShaun Lovett	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

5. [421 Abercorn Street | Appeal of Historic District Board of Review Decision | 3918](#)

Board Action:

Continuance to Wednesday, November 25, 2015 hearing date. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - 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

6. [535 E. 50th Street | Lot Coverage Variance | 5205](#)

Attachment: [Staff Report 5205.pdf](#)

Attachment: [Images 5205.pdf](#)

Board Action:

Approval of the requested lot coverage variance. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

7. [2514 Abercorn Street | Special Use Cooking School | 5080](#)

Attachment: [Staff Report 5080.pdf](#)

Attachment: [Images 5080.pdf](#)

Attachment: [Comment 2514 Abercorn St.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

VI. Old Business

VII. Regular Agenda

8. [206 W. Duffy Streer | Short Term Rental | 5207](#)

Attachment: [Staff Report 5207.pdf](#)

Attachment: [Images 5207.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

9. [927 Howard Street | Short Term Rental | 5198](#)

Attachment: [Staff Report 5198.pdf](#)

Attachment: [Images 5198.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Timothy Mackey

Second: Tom Branch

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Aye

Brian Reese - Aye

10. [1112 Lincoln Street | Short Term Rental | 5122](#)

Attachment: [Staff Report 5122.pdf](#)
Attachment: [Images 5122.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

Tom Branch	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye
LaShaun Lovett	- Nay
Tonia Miller	- Aye

11. [316 Sharondale Road | Group Home Separation Variance | 5096](#)

Attachment: [Images 5096.pdf](#)
Attachment: [Comments 5096.pdf](#)
Attachment: [Staff Report 5096.pdf](#)

Board Action:
Denial of he requested 18-foot separation variance based on criteria (b). - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

12. [1462 Chevy Chase Road | Lot Coverage and Setback Variances | 4827](#)

Attachment: [Staff Report 4827.pdf](#)
Attachment: [Images 4827.pdf](#)

Board Action:

Approval of the requested lot coverage and front setback variances. - PASS

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

13. [207 E. 57th Street | Rear Setback Variance | 5121](#)

Attachment: [Staff Report 5121.pdf](#)
Attachment: [Images 5121.pdf](#)

Board Action:
Denial of the requested 20-foot rear setback variance due to subsection (d). - PASS

Vote Results
Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Brian Reese - Aye

14. [114 E. Oglethorpe Avenue | Lot Coverage Variance | 5203](#)

Attachment: [Staff Report 5203.pdf](#)
Attachment: [Images 5203.pdf](#)

Board Action:
Approval of the requested lot coverage variance. - PASS

Vote Results
Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Brian Reese - Aye

15. [2505 & 2507 Barnard Street | Setback and Lot Area Variances | 5206](#)

Attachment: [Images 5206.pdf](#)
Attachment: [Staff Report 5206.pdf](#)

Board Action:

Approval of the requested setback variance. (d)
The proposed structures would encroach on the required five-foot side yard setback. Since the properties are currently vacant, it should be possible to observe the required building setback, should the zoning required for the project be approved. Since the properties are currently vacant, there is no hardship or other compelling reason for the granting of variances to facilitate the creation of the undersized lots. - PASS

Vote Results

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

16. [18 E. 61st Street | Fence Height Variance | 5068](#)

Attachment: [Staff Report 5068.pdf](#)
Attachment: [Images 5068.pdf](#)

Board Action:

Denial of the requested fence height variance.

Under §8-3051 Walls and Fences: “. . . within any R district, except the historic district, no wall or fence shall exceed six feet in height within a front or side yard.” Without review or approval, the petitioner installed an eight-foot fence that encompasses the front and side yards. The fence height was intended to conceal shipping containers being used as storage structures. The shipping containers were recently removed by the petitioner in compliance with the ordinance. - PASS

Vote Results

Motion: LaShaun Lovett
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye

Brian Reese - Aye

VIII. Other Business

IX. Adjournment

17. Adjournment of the October 22, 2015 SZBA Meeting

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

Respectfully submitted,

Jack Butler, SZBA Secretary

/cm

Board Action:
 Adjournment of the SZBA meeting. - PASS

Vote Results
 Motion: Tom Branch
 Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
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.