



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 A.M.
Minutes

August 25, 2016 Savannah Zoning Board of Appeals Meeting

Members Present: Thomas Branch III, Chairman
LaShaun Lovett
Tonia Miller
Parker Morgan

Staff Present: Jack Butler, Secretary
Jessica Hagan, Administrative Assistant

Advisory Staff Present: Tom Bolton, City Zoning Inspector

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

Notices

1. [Closed Session: Legal Matters](#)

The Board went into closed session and no actions were taken during that time.

IV. Approval of Minutes

2. [Approval of the June 23, 2016 SZBA Meeting Minutes](#)

Attachment: [June23rdSZBAMeetingMinutes.pdf](#)

Board Action:

Approval of the June 23, 2016 Savannah Zoning Board of Appeals minutes as submitted. - PASS

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

V. Approval of Final Agenda

Items Requested to Be Continued

- 3. [1503 Lissner Ave. | Appeal of Zoning Administrator Ruling | 1615](#)

Board Action:
Staff recommends approval of the request to continue the item to the September 22nd meeting - of the Savannah Zoning Board of Appeals.

Vote Results
Motion:
Second:

- 4. [36 Martin Luther King Jr. Blvd. | Variance of Historic District Standard | 4212](#)

Board Action:
Staff recommends **approval** of the request to continue the petition to the September 22nd - meeting of the Savannah Zoning Board of Appeals.

Vote Results
Motion:
Second:

Approval of Final Agenda

- 5. [Final Agenda](#)

Board Action:

Motion was made to remove Limerick Street off of the agenda. - PASS

Vote Results

Motion: Parker Morgan

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Not Present

Timothy Mackey - Not Present

Tonia Miller - Aye

Parker Morgan - Aye

Board Action:

Approval of the Final Agenda - PASS

Vote Results

Motion: Parker Morgan

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Not Present

Timothy Mackey - Not Present

Tonia Miller - Aye

Parker Morgan - 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.

VI. Consent Agenda

6. [310 E. 48th St. | Rear Building Setback Variance | 4218](#)

Attachment: [Staff Report 4218.pdf](#)

Attachment: [Maps and Images 4218.pdf](#)

Board Action:

Staff recommends approval of the requested seven-foot variance in the 25-foot rear building setback for the proposed 188-square-foot addition. - PASS

Vote Results

Motion: Parker Morgan

Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Not Present
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Parker Morgan	- Aye

7. [913 Crosby St. | Rear Building Setback Variance | 4210](#)

Attachment: [Staff Report 4210.pdf](#)
Attachment: [Maps and Images 4210.pdf](#)

Board Action:
Staff recommends approval of the requested six-foot, three-inch variance in the 25-foot rear building setback for the proposed 269.5-square-foot addition. - PASS

Vote Results
Motion: Parker Morgan
Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Not Present
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Parker Morgan	- Aye

8. [1629 E. Duffy St. | Re-Approval of Child Care Center | 4116](#)

Attachment: [Staff Report 4116.pdf](#)
Attachment: [Maps and Images 4116.pdf](#)
Attachment: [Board Decision 2015.pdf](#)

Board Action:
Staff recommends **approval** of the requested expansion of the child care center to up to 12 children, maximum, with the **conditions** that:
(1) 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);
(2) The petitioner must provide two approved off-street parking spaces; - PASS
(3) The petitioner must construct an approved off-street pick-up and drop-off lane for the children; and
(4) The petitioner must present a buffer plan sufficient to screen the play area from adjoining residential properties.

Vote Results

Motion: Parker Morgan

Second: Tonia Miller

Tom Branch

- Aye

LaShaun Lovett

- Not Present

Timothy Mackey

- Not Present

Tonia Miller

- Aye

Parker Morgan

- Aye

VII. Old Business

9. [2803 Limerick Street | Road Standard Variance | 3672](#)

Attachment: [Staff Report 3672.pdf](#)

Attachment: [Ordinance Section 8-3162.pdf](#)

Attachment: [Maps & Images 3672.pdf](#)

Attachment: [Decision 0988 \(March\).pdf](#)

Attachment: [Comments 3672.pdf](#)

Board Action:

Item was removed from agenda.

-

Vote Results

Motion:

Second:

10. [516 E. Anderson St. | Side Setback Variance | 3568](#)

Attachment: [Staff Report 3568.pdf](#)

Attachment: [Maps and Images 3568.pdf](#)

Attachment: [COA Document 3568.pdf](#)

Board Action:

Staff recommends approval of the two requested two-foot side yard setback variances.

- PASS

Vote Results

Motion: Parker Morgan

Second: Tonia Miller

Tom Branch

- Aye

LaShaun Lovett

- Aye

Timothy Mackey

- Not Present

Tonia Miller

- Aye

Parker Morgan

- Aye

11. [215 E. Gwinnett St. | Short Term Rental | 3486](#)

- Attachment: [Staff Report 3486.pdf](#)
- Attachment: [Maps and Images 3486.pdf](#)
- Attachment: [Comments 3486.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental); with the **condition** that the approval is for the existing structure only; any additional residential units added to the parcel must be separately evaluated for the use.

Petitioner requested to continued

Vote Results

Motion: Parker Morgan

Second: Tom Branch

- Tom Branch -
- LaShaun Lovett -
- Timothy Mackey - Not Present
- Tonia Miller -
- Parker Morgan -

Board Action:

Table Item until next meeting. - PASS

Vote Results

Motion: Tonia Miller

Second: Parker Morgan

- Tom Branch - Aye
- LaShaun Lovett - Nay
- Timothy Mackey - Not Present
- Tonia Miller - Aye
- Parker Morgan - Aye

12. [11 Houston Street | Appeal of HDBR Decision | 3320](#)

- Attachment: [Staff Report 3320.pdf](#)
- Attachment: [Radke Treadwell Separation.pdf](#)
- Attachment: [Maps 3320.pdf](#)
- Attachment: [Comments 3320.pdf](#)
- Attachment: [16-002265-COA Board Decision.pdf](#)
- Attachment: [Images 3320.pdf](#)

Board Action:

Staff recommends **approval** of the requested appeal, reversing the May 11th decision of the Historic District Board of Review and reinstating the approval of the front stoop COA granted on April 13, 2016.

- PASS

Vote Results

Motion: LaShaun Lovett
Second: Parker Morgan
Tom Branch
LaShaun Lovett
Timothy Mackey
Tonia Miller
Parker Morgan

- Nay
- Aye
- Not Present
- Aye
- Aye

VIII. Regular Agenda

13. [107 E. Park Ave. Unit #1 | Short Term Rental | 4050](#)

Attachment: [Staff Report 4050.pdf](#)
Attachment: [Maps and Images 4050.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental).

- PASS

Deny the petition, for reason C.

Vote Results

Motion: LaShaun Lovett
Second: Tonia Miller
Tom Branch
LaShaun Lovett
Timothy Mackey
Tonia Miller
Parker Morgan

- Aye
- Aye
- Not Present
- Aye
- Nay

14. [107 E. Park Ave. Unit #2 | Short Term Rental | 4051](#)

Attachment: [Staff Report 4051.pdf](#)
Attachment: [Maps and Images 4051.pdf](#)

Board Action:
Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental).

Deny the petition, for reason C. - PASS

Vote Results
Motion: LaShaun Lovett
Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Parker Morgan	- Nay

15. [107 E. Park Ave. Unit #3 | Short Term Rental | 4052](#)

Attachment: [Staff Report 4052.pdf](#)
Attachment: [Maps and Images 4052.pdf](#)

Board Action:
Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental).

- PASS

Deny the petition, for reason C.

Vote Results
Motion: LaShaun Lovett
Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Parker Morgan	- Nay

16. [1109 Abercorn St. | Short Term Rental | 4025](#)

Attachment: [Maps and Images 4025.pdf](#)
Attachment: [Staff Report 4025.pdf](#)

Board Action:
Staff recommends approval of the proposed use #8a (Short Term Vacation Rental).
-
Petitioner requested to withdraw.

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

17. [313 W. Waldburg St. Unit A | Short Term Rental | 3671](#)

Attachment: [Staff Report 3671.pdf](#)
Attachment: [Maps and Images 3671.pdf](#)

Board Action:
Staff recommends **approval** of the requested use, #8a (Short Term Vacation Rental).
-
Petitioner requested to withdraw.

Vote Results
Motion:
Second:

18. [313 W. Waldburg St. Unit B | Short Term Rental | 3981](#)

Attachment: [Staff Report 3981.pdf](#)
Attachment: [Maps and Images 3981.pdf](#)

Board Action:
Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental).
-
Petitioner requested to withdraw.

Vote Results

Motion:
Second:

19. [214 W. Bay St. | Historic District Standard Variance | 4213](#)

- Attachment: [Staff Report 4213.pdf](#)
- Attachment: [Maps and Images 4213.pdf](#)
- Attachment: [COA.pdf](#)

Board Action:
 Staff recommends **approval** of the requested one-foot, six-inch balcony width variance.

- PASS

Vote Results

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

20. [1004 Abercorn St. | Use Approval - Package Store | 4150](#)

- Attachment: [Maps and Images 4150.pdf](#)
- Attachment: [Staff Report 4150.pdf](#)
- Attachment: [Comments 4150.pdf](#)

Board Action:
 Due to the potential impact of the proposed use on the surrounding residential uses at this location and the limited commercial character intended by the existing 1-B zoning district, staff recommends **denial** of the requested use #44, "Cocktail lounges, night-clubs, taverns and package shops."

 If, however, the board finds in favor of the proposed use, staff recommends that the approval include the following conditions:

- (1) limiting the hours of operation to 8 a.m. to 10 p.m.; and
- (2) limiting the approval to the sale of beer and wine, only.

- PASS

Deny the petition as submitted.

Vote Results

Motion: Tonia Miller

Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Parker Morgan	- Aye

21. [2422 Abercorn St. | Use Approval - Package Store | 4183](#)

Attachment: [Staff Report 4183.pdf](#)

Attachment: [Maps and Images 4183.pdf](#)

Attachment: [Comment Letter for 4183.pdf](#)

Board Action:

Staff recommends **approval** of the requested use, with the **conditions:**

(1) limiting the hours of operation to the current hours of the store; and

(2) limiting the sales of alcohol to wine only as part of an assembled gift package (no sales of individual bottles alone). - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Parker Morgan	- Aye

22. [4600 Habersham St. | Use Expansion - Package Shop & Remote Parking | 3980](#)

Attachment: [Staff Report 3980.pdf](#)

Attachment: [Maps and Images 2980.pdf](#)

Attachment: [2009 Board Decision.pdf](#)

Board Action:

Staff recommends **approval** of the requested use expansion and remote parking, with the **condition** that the site development plans for the parcel be approved by the City of Savannah Development Services Department and the Metropolitan Planning Commission. - PASS

Vote Results

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

IX. Other Business

X. 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.