



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
110 East State Street-10:00 A.M.
Decisions

February 25, 2016 Savannah Zoning Board of Appeals Meeting

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

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

Advisory Staff Present: Tiras Petra, City Zoning Inspector
Lorie Odom, City Zoning Inspector

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Branch called the February 25, 2016 SZBA meeting to order at 10:03 A.M.

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

2. [Approval of the January 28, 2016 SZBA Meeting Minutes](#)

Attachment: [January28SZBAMeeting Minutes.pdf](#)

Board Action:

Approval. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

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

IV. Approval of Final Agenda

Items Requested to Be Continued

3. [87 Highlands Blvd. | Special Use 48c \(Pack Store\) 6726](#)

Board Action:

Approval of the request to continue. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - 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. [600 E. Bay St. | Variance \(Fenestration Standard\) | 577](#)

Attachment: [Staff Report 577.pdf](#)

Attachment: [Images and Docs 577.pdf](#)

Attachment: [600EBaySt Decision 15-002278-ZBA.pdf](#)

Board Action:

Approval of the requested variance from the fenestration (window) standards of the Landmark Historic District (8-3030(n) - (7)(ix), which require new buildings to have similar window patterns to adjacent buildings. - PASS

Vote Results

Motion: Tonia Miller

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

5. [One West Park Ave. | Variances and Special Use \(Office\) | 510](#)

Attachment: [Images and Documents 510 -.pdf](#)

Attachment: [Staff Report 510.pdf](#)

Board Action:

Approval of the proposed use #31 (Banks and Offices).

Approval of the requested 900-foot parking separation variance. - PASS

Approval of the requested five-foot side yard setback variance on the eastern boundary (Bull Street side) of parcel 2-0044 -31-015.

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

6. [106 E. 39th St. | Minimum Frontage Variance | 462](#)

Attachment: [Staff Report 462.pdf](#)

Attachment: [Images and Documents 462.pdf](#)

Attachment: [COA - 106 East 39th Street 15-006615-COA.pdf](#)

Board Action:

Approval of the requested eight percent frontage variance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

7. [409 Wayne St. | Ground Floor Height Variance | 123](#)

Attachment: [Staff Report 123.pdf](#)

Attachment: [Images and Documents 123.pdf](#)

Board Action:

Approval of the requested 1-foot, 6-inch ground floor height variance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

8. [714 Montgomery Street | Lot Coverage Variance | 497](#)

Attachment: [Staff Report 497.pdf](#)

Attachment: [Images and Documents 497.pdf](#)

Board Action:

Approval of the requested seven percent lot coverage variances. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

VI. Old Business

9. [316 Sharondale Road | Separation Variance \(Group Home\) | 6656](#)

Attachment: [Staff Report 6656.pdf](#)

Attachment: [Images 6656.pdf](#)

Attachment: [Board Decision in October.pdf](#)

Board Action:

Approval of the requested 18-foot separation variance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Timothy Mackey

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

VII. Regular Agenda

10. [126 E. Henry St. | Use Approval 8a \(Short Term Rental\) 129](#)

Attachment: [Staff Report 129.pdf](#)

Attachment: [Images and Documents 129.pdf](#)

Board Action:

Denial of the request - FAIL

Vote Results

Motion: LaShaun Lovett

Second: Timothy Mackey

Tom Branch - Nay

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Nay

Board Action:

Motion to reconsider. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Board Action:

Motion to continue to the March 24, 2016 Meeting - PASS

Vote Results

Motion: LaShaun Lovett

Second: Timothy Mackey

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

11. [128 E. Henry St. | Use Approval 8a \(Short Term Rental\) | 6753](#)

Attachment: [Staff Report 6753.pdf](#)
Attachment: [Images and Documents 6753.pdf](#)

Board Action:

Motion to continue to next scheduled meeting March 24, 2016. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Timothy Mackey

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

12. [1116 Lincoln St. | Use Approval 8a \(Short Term Rental\) | 130](#)

Attachment: [Staff Report 130.pdf](#)
Attachment: [Images and Documents 130.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use. -

Vote Results

Motion: Timothy Mackey

Second:

Board Action:

Motion to continue. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Nay

Tonia Miller - Aye

13. [815 Whitaker St. | Use Approval 8a \(Short Term Rental\) | 134](#)

Attachment: [Staff Report 134.pdf](#)
Attachment: [Images and Documents 134.pdf](#)

Board Action:

Motion to continue. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Nay

Tonia Miller - Aye

14. [22 Brady St. | Standards Variances | 6754](#)

Attachment: [Staff Report 6754.pdf](#)

Attachment: [Images and Documents 6754.pdf](#)

Attachment: [COA - 22 Brady Street 16-000585-COA.pdf](#)

Board Action:

Denial of the requested variance from the required concrete “ribbon strip” concrete driveway.

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

Approval of the requested five-foot setback variance along Whitaker Street.

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tonia Miller - Aye

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

15. [1902 Pennsylvania Ave. | Church Separation Variance | 046](#)

Attachment: [Staff Report 046.pdf](#)

Attachment: [Images and Documents 046.pdf](#)

Board Action:

Approval of the requested 100-foot variance in the required 100-foot separation. - PASS

Vote Results

Motion: Timothy Mackey

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey	- Aye
Tonia Miller	- Aye

16. [7002 Skidaway Road | Remote Parking | 050](#)

Attachment: [Staff Report 050.pdf](#)

Attachment: [Images and Documents 050.pdf](#)

Board Action:

Approval of the proposed remote off-street parking. - PASS

Vote Results

Motion: Timothy Mackey

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Aye

17. [4118 Walton St. | Use Approval 22b \(Child Care Center\) | 131](#)

Attachment: [Staff Report 131.pdf](#)

Attachment: [Board Decision 2013.pdf](#)

Attachment: [ZBA 2014 Walton Street - Withdrawal Letter.pdf](#)

Attachment: [Images and Documents 131.pdf](#)

Board Action:

Approval of the requested variance in street classification. The proposed use, if operated responsibly, could be innocuous. Staff therefore recommends approval of the requested use 22b, Child - PASS Care Center, with the condition that the use be limited to no more than 18 children. Hours of operation from 6a-6p.

Vote Results

Motion: Timothy Mackey

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

18. [508 E. 37th St. | Appeal of Zoning Administrator Decision | 576](#)

Attachment: [Staff Report 576.pdf](#)

Attachment: [Images and Documents 576.pdf](#)

Attachment: [16-000576-ZBA 508 E 37th Street STVR Denial Letter 2-10-16.pdf](#)

Attachment: [MPC COMPLETE FILE-001684-ZA.pdf](#)

Attachment: [Property Card.pdf](#)

Board Action:

Denial of the petitioner's appeal of the Zoning Administrator's determination. - PASS

Vote Results

Motion: LaShaun Lovett
Second: Timothy Mackey
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye

19. [2010 E. President Street | Sign Area Variance | 583](#)

Attachment: [Staff Report 583.pdf](#)

Attachment: [Images 583.pdf](#)

Attachment: [Application 583.pdf](#)

Board Action:

Approval of the requested sign area variance, with the **conditions** that the sign shall be located on the same RM-27-zoned parcel as the apartment complex and the petitioner shall be limited to a single 100-square foot sign. Signs are not to exceed 50 ft. each - PASS

Vote Results

Motion: Timothy Mackey
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye

20. [77 Fairmont Ave. | Height Variance | 505](#)

Attachment: [Staff Report 505.pdf](#)

Attachment: [Maps and Images 505.pdf](#)

Attachment: [Application 505.pdf](#)

Board Action:

Approval of the requested 25-foot height variance. - PASS

Vote Results

Motion: LaShaun Lovett
Second: Tonia Miller

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

VIII. Other Business

IX. Adjournment

21. [Adjournment of the February 25, 2016 SZBA Meeting](#)

There being no other business to come before the board, Chairman Branch declared the February 25, 2016 SZBA hearing adjourned.

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.