



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 -10:00 A.M.
Minutes

March 24, 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: Tom Bolton, City Zoning Inspector

I. Call to Order and Welcome

1. [Call to Order](#)

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

2. [Approval of the February 25, 2016 SZBA Meeting Minutes](#)

Attachment: [February25thSZBAMeetingMinutes.pdf](#)

Board Action:

Approval of the February 25, 2016 SZBA meeting minutes as submitted. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey	- Not Present
Tonia Miller	- Aye

V. Approval of Final Agenda

Items Requested to Be Continued

3. [2190 Benton Boulevard Parcel B | Use Approval \(Package Store\) | 6726](#)

Board Action:

Approve the requested continuance to April 28th. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

4. [126 E. Henry St. | Short Term Rental | 129](#)

Board Action:

Approval of the requested continuance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Tonia Miller - Aye

5. [128 E. Henry St. | Short Term Rental | 6753](#)

Board Action:

Approval of the requested continuance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

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

6. [1116 Lincoln St. | Short Term Rental | 130](#)

Board Action:	
<u>Approval</u> of the requested continuance.	- PASS
Vote Results	
Motion: LaShaun Lovett	
Second: Tonia Miller	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye

7. [815 Whitaker St. | Short Term Rental | 134](#)

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

Board Action:	
Approval of the requested continuance.	- PASS
Vote Results	
Motion: LaShaun Lovett	
Second: Tonia Miller	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye

8. [1010 Drayton Street | Short Term Rental |1084](#)

Attachment: [Staff Report 1084.pdf](#)
Attachment: [Images 1084.pdf](#)

Board Action:	
Approval of the requested continuance.	- PASS
Vote Results	
Motion:	

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

9. [1010 Drayton Street | Short Term Rental | 1085](#)

Attachment: [Staff Report 1085.pdf](#)
Attachment: [Images 1085.pdf](#)

Board Action:
Approval of the requested continuance. - PASS

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

10. [412 Park Avenue | Short Term Rental | 1151](#)

Attachment: [Staff Report 1151.pdf](#)
Attachment: [Images 1151.pdf](#)

Board Action:
Approval of requested continuance. - PASS

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

11. [315 W. Waldburg Street | Short Term Rental | 971](#)

Attachment: [Staff Report 971.pdf](#)
Attachment: [Images 971.pdf](#)

Board Action:
Approval of the requested continuance. - PASS

Vote Results

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

12. [315 W. Waldburg Street | Short Term Rental | 972](#)

Attachment: [Staff Report 972.pdf](#)
Attachment: [Images 972.pdf](#)

Board Action:

Approval of the requested continuance. - PASS

Vote Results

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

13. [116 E. Bolton Lane | Short Term Rental | 970](#)

Attachment: [Staff Report 970.pdf](#)
Attachment: [Images 970.pdf](#)

Board Action:

Approval of the requested continuance. - 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.

VI. Consent Agenda

14. [235 Columbus Drive | Setback and Coverage Variances | 1209](#)

Attachment: [Staff Report 1209.pdf](#)

Attachment: [Images 1209.pdf](#)

Board Action:

Approval of the four (4) requested variances:

1. 8-foot rear yard setback variance;
2. 10-foot lot width variance for pool house on 17/18; - PASS
3. 600 square foot lot area variance
4. 4.6 percent lot coverage variance for the parent parcel (235 Columbus).

Vote Results

Motion: Timothy Mackey

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

15. [109 E. 35th Street | First Floor Height Variance | 1198](#)

Attachment: [Staff Report 1198.pdf](#)

Attachment: [Images 1198.pdf](#)

Board Action:

Approval of the requested two-foot variance in first floor height as recommended by staff. - PASS

Vote Results

Motion: Timothy Mackey

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

16. [38 W. Fairmont Avenue | Height Variance | 1203](#)

Attachment: [Staff Report 1203.pdf](#)

Attachment: [Images 1203.pdf](#)

Board Action:

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

Vote Results

Motion: Timothy Mackey

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

VII. Old Business

17. [507 E Bolton St | Appeal of Victorian District Decision | 5067](#)

Attachment: [Staff Report 5067.pdf](#)

Attachment: [Public Comment 5067.pdf](#)

Attachment: [Petitioner Submittal 5067.pdf](#)

Attachment: [Petitioner Presentation for 17-DEC-2015 - v3.pdf](#)

Attachment: [Local Historic Neighborhood Districts - Work Without a COA.pdf](#)

Attachment: [Images 5067.pdf](#)

Attachment: [15-004496-COA.pdf](#)

Board Action:

With no apparent procedural error or abuse of discretion found, **DENIAL** of the appeal of the staff's decision to deny after-the-fact approval of the door assembly and windows. - PASS

Vote Results

Motion: Timothy Mackey

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

VIII. Regular Agenda

18. [2803 Limerick Street | Setback and Road Standard Variances | 988](#)

Attachment: [Images 988.pdf](#)

Attachment: [Staff Report 988.pdf](#)

Attachment: [Comments.pdf](#)

Board Action:

Denial of the requested variance from the requirement that such use be located on a collector street or greater. **Denial** of the requested variance from the buffering requirements. - PASS

Vote Results

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

19. [3917 Bull Street | Separation Variance | 888](#)

Attachment: [Staff Report 888.pdf](#)

Attachment: [Images 888.pdf](#)

Board Action:

Approval of the requested variance in separation to permit the use of the building at 3917 Bull Street as a motorcycle repair business, with the **condition** that all repair activities and storage of motorcycles on the site shall be indoors (no outdoor testing or storage). - PASS

Vote Results

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

20. [30 W. Fairmont Avenue | Height and Parking Variances | 1204](#)

Attachment: [Staff Report 1204.pdf](#)

Attachment: [Images and Documents 1204.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

IX. Other Business

X. Adjournment

21. [Adjournment of the March 24, 2016 SZBA Meeting](#)

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.