



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  
November 25, 2015 10:00 A.M.  
Minutes

**November 25, 2015 SZBA Meeting**

**Members Present:** Brian Reese, Chairman  
Thomas Branch III, Vice Chairman  
LaShaun Lovett

**Members Not Present:** 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](#)

Chairman Reese called the November 25, 2015 SZBA meeting to order at 10:15 A. M.  
He explained the agenda and thanked everyone for their attendance.

**II. Notices, Proclamations and Acknowledgements**

**Notices**

2. [December Meeting Date](#)

**III. Approval of Minutes**

3. [Approval of the October 22, 2015 SZBA Meeting Minutes](#)

Attachment: [Oct22SZBAMinutes.pdf](#)

<b>Board Action:</b>	
Approval	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: LaShaun Lovett	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Aye

#### IV. Approval of Final Agenda

##### Items Requested to Be Continued

4. [421 Abercorn St. | Request to Continue | 14-003918-ZBA](#)

<b>Board Action:</b>	
Staff recommends <b>approval</b> of the requested continuance to December 17.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: LaShaun Lovett	
LaShaun Lovett	- Aye
Tom Branch	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye

5. [507 E. Bolton St. | Request to Continue | 15-005067-ZBA](#)

<b>Board Action:</b>	
Recommend <b>approval</b> of the request to continue to December 17.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: LaShaun Lovett	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present

Brian Reese - Aye

6. [525 W. Jones St. | Parking Variance | 15-005810-ZBA](#)

**Board Action:**

Staff recommends **approval** of the requested continuance. - PASS

**Vote Results**

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

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**

**VI. Old Business**

**VII. Regular Agenda**

7. [801 Harmon St. | Buffer Variance | 5924](#)

Attachment: [Staff Report 5924.pdf](#)

Attachment: [Prior Board Decision March 2015.pdf](#)

Attachment: [Images 5924.pdf](#)

**Board Action:**

**Approval** of the requested 10-foot buffer variance. - PASS

**Vote Results**

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Brian Reese - Aye

8. [807 W. 53rd St. | Rear Setback Variance | 5714](#)

Attachment: [Images 5714.pdf](#)  
Attachment: [Staff Report 5714.pdf](#)

**Board Action:**

**Approval** of the requested front and rear setback variances, with the **condition** that the petitioner accomplish the recombination of the three parcels prior to the issuance of any building permit. - PASS

**Vote Results**

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

9. [220 E. Waldburg St. Suite B | Short Term Rental | 5748](#)

Attachment: [Staff Report 5748.pdf](#)  
Attachment: [Images 5748.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

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

10. [111 E. Gwinnett St. Unit 3 | Short Term Rental | 5720](#)

Attachment: [Staff Report 5720.pdf](#)  
Attachment: [Images 5720.pdf](#)  
Attachment: [Comment Letter - Fwd\\_ 111 E. Gwinnett St. and 113 E. Gwinnett St. - File no. 15-005609-ZBA.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Tom Branch  
Second: Brian Reese  
Tom Branch - Aye

LaShaun Lovett	- Nay
Timothy Mackey	- Not Present
Brian Reese	- Aye

11. [111 E. Gwinnett St. Unit 2 | Short Term Rental | 5719](#)

Attachment: [Staff Report 5719.pdf](#)

Attachment: [Images 5719.pdf](#)

<b>Board Action:</b>	
<b>Approval</b> of the proposed use.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: Brian Reese	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Not Present
Brian Reese	- Aye

12. [111 E. Gwinnett St. Unit 1 | Short Term Rental | 5718](#)

Attachment: [Staff Report 5718.pdf](#)

Attachment: [Images 5718.pdf](#)

<b>Board Action:</b>	
<b>Approval</b> of the proposed use.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: Brian Reese	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Not Present
Brian Reese	- Aye

13. [113 E. Gwinnett St. Unit 3 | Short Term Rental | 5611](#)

Attachment: [Staff Report 5611.pdf](#)

Attachment: [Images 5611.pdf](#)

<b>Board Action:</b>	
<b>Approval</b> of the proposed use.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	

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

14. [113 E. Gwinnett St. Unit 2 | Short Term Rental | 5610](#)

Attachment: [Staff Report 5610.pdf](#)  
Attachment: [Images 5610.pdf](#)

**Board Action:**  
Approval of the proposed use. - PASS

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

15. [113 E. Gwinnett St. Unit 1 | Short Term Rental | 5609](#)

Attachment: [Staff Report 5609.pdf](#)  
Attachment: [Images 5609.pdf](#)

**Board Action:**  
Staff recommends approval of the proposed use. - PASS

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

16. [202 W. Park Ave. | Short Term Rental | 5808](#)

Attachment: [Staff Report 5808.pdf](#)  
Attachment: [Images 5808.pdf](#)

**Board Action:**  
Approval of the proposed use. - PASS

**Vote Results**

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

17. [812 Drayton St. Unit A | Short Term Rental | 5369](#)

Attachment: [Staff Report 5369.pdf](#)  
Attachment: [Images 5369.pdf](#)  
Attachment: [15-005369-ZBA Application.pdf](#)  
Attachment: [Comment letter re 812 Drayton.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

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

18. [112 W. Duffy Lane | Short Term Rental | 5253](#)

Attachment: [Staff Report 5253.pdf](#)  
Attachment: [Images 5253.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

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

19. [42 Ferrill St. | Use Approval \(Church Social Hall\) | 5716](#)

Attachment: [Staff Report 5716.pdf](#)  
Attachment: [Images 5716.pdf](#)

**Board Action:**

**Approval** of the proposed use, and approval of the separation variance, with the **conditions** that the hours of operation shall be limited to 8 a.m. to 8 p.m., and that the structure shall be inspected and approved for occupancy by the fire marshal.

**Vote Results**

Motion: LaShaun Lovett

Second: Tom Branch

Brian Reese	- Aye
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present

20. [103 W. Anderson St. | Appeal of Victorian District Ruling | 5708](#)

Attachment: [Images 5708.pdf](#)

Attachment: [COA - 103 West Anderson Street 15-005455-COA Denied.pdf](#)

Attachment: [Application 5708.pdf](#)

Attachment: [Staff Report 5708.pdf](#)

**Board Action:**

**Approval** of the staff's decision to **deny** after-the-fact approval of the use of "PlyGem, 600 Series" - PASS vinyl-clad, double-hung windows.

**Vote Results**

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Aye

**VIII. Other Business**

21. [Notice of Election of Officers](#)

**IX. Adjournment**

22. [Adjournment of the November 25, 2015 SZBA Meeting](#)

There being no other business to come before the Board, Chairman Reese declared the November 25, 2015 SZBA meeting adjourned at 11:39 A.M. There being no other business to come before the Board, Vice Chairman Branch declared the January 14, 2016



SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

/cm

**Board Action:**

Ajournment - PASS

**Vote Results**

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

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.*