



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.
Final Agenda

September 22, 2016 Savannah Zoning Board of Appeals Meeting

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. To have evidence included in the official record, all documents must be stamped in prior to being presented during the hearing.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons wishing to speak are requested to sign on the "Sign-In Sheet" on the lectern.

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

1. [Approval of the August 25, 2016 Meeting Minutes](#)

Attachment: [August 25, 2016 SZBA Minutes.pdf](#)

V. Approval of Final Agenda

Approval of Final Agenda

2. [Request for Rehearing, 16-004051-ZBA, 107 E. Park Ave. Unit #2, STVR](#)

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

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

3. [Request for Rehearing, 16-004052-ZBA, 107 E. Park Ave. Unit #3, STVR](#)

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

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

4. [Final Agenda Approval](#)

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

5. [905 Abercorn St. | Use Approval \(Cultural Facility\) | 4662](#)

Attachment: [Staff Report 4662.pdf](#)
Attachment: [Maps and Images 4662.pdf](#)
Attachment: [Petitioner Explanation 4662.pdf](#)

6. [103 W. 51st St. | Use Approval \(Group Care Home for the Elderly\) | 4726](#)

Attachment: [Staff Report 4726.pdf](#)
Attachment: [Maps and Images.pdf](#)
Attachment: [Board Decision - 2012.pdf](#)
Attachment: [Comment 4726.pdf](#)

7. [510 Durant Ave. | Setback and Lot Coverage Variances | 4714](#)

Attachment: [Staff Report 4714.pdf](#)
Attachment: [Maps and Images 4714.pdf](#)

8. [501 E. 51st St. | Setback Variances | 4720](#)

Attachment: [Staff Report 4720.pdf](#)
Attachment: [Maps and Images 4720.pdf](#)

9. [540 E. 54th St. | Setback and Lot Coverage Variances | 4881](#)

Attachment: [Staff Report 4881.pdf](#)
Attachment: [Maps and Images 4881.pdf](#)

VII. Old Business

10. [215 E. Gwinnett St. | Short Term Rental | 3486](#)

Attachment: [Staff Report 3486.pdf](#)
Attachment: [Maps and Images 3486.pdf](#)
Attachment: [Comments 3486.pdf](#)
Attachment: [060316 Report on Short Term Vacation Rentals through April 15 2016 \(1\) \(2\).pdf](#)
Attachment: [Petitioner Statement Re ZBA item 3486 -215EGwinnett.pdf](#)

11. [36 Martin Luther King Jr. Blvd. | Variance of Historic District Standard | 4212](#)

Attachment: [Maps and Images 4212.pdf](#)
Attachment: [Building Height Map.pdf](#)
Attachment: [Preservation Brief 14_ New Exterior Additions \(Rooftop\).pdf](#)

- Attachment: [419 West Congress_HDBR_July 2016 optimized.pdf](#)
Attachment: [Staff Report 4212.pdf](#)
Attachment: [Board Decision 16-004018-COA \(unsigned\).pdf](#)

VIII. Regular Agenda

12. [313 W. Waldburg St. Unit A | Short Term Rental | 4855](#)

- Attachment: [Staff Report 4855.pdf](#)
Attachment: [Maps and Images 4855.pdf](#)

13. [313 W. Waldburg St. Unit B | Short Term Rental | 4856](#)

- Attachment: [Staff Report 4856.pdf](#)
Attachment: [Maps and Images 4856.pdf](#)

14. [115 E. Park Ave. Unit A | Short Term Rental | 4818](#)

- Attachment: [Staff Report 4818.pdf](#)
Attachment: [Maps and Images 4818.pdf](#)

15. [1111 Abercorn St. | Short Term Rental | 4882](#)

- Attachment: [Staff Report 4882.pdf](#)
Attachment: [Maps and Images 4882.pdf](#)

16. [607 Drayton St. | Appeal of HDBR Decision | 4557](#)

- Attachment: [Maps and Images 4557.pdf](#)
Attachment: [16-003492-COA.pdf](#)
Attachment: [Staff Report 4557.pdf](#)

17. [205 E. Montgomery Cross Rd. | Sign Separation Variance | 4879](#)

- Attachment: [Staff Report 4879.pdf](#)
Attachment: [Maps and Images 4879.pdf](#)
Attachment: [Notice to Move Sign 4879.pdf](#)
Attachment: [Petitioner Images.pdf](#)
Attachment: [Comments.pdf](#)

18. [509 W. 31st St. | Separation Variance \(Vehicle Repair\) | 4306](#)

- Attachment: [Maps and Images 4306.pdf](#)
Attachment: [508 W 32nd Street adjoining residences..pdf](#)
Attachment: [Staff Report 4306.pdf](#)

19. [140 E. 56th St. | Setback Variance | 4884](#)

- Attachment: [Staff Report 4884.pdf](#)

Attachment: [Maps and Images 4884.pdf](#)
Attachment: [Site Plan 4884.pdf](#)

20. [101 Millen St. | Setback Variance | 4883](#)

Attachment: [Staff Report 4883.pdf](#)
Attachment: [Maps and Images 4883.pdf](#)
Attachment: [24 Hudson Revised Permit Set 082316.pdf](#)

21. [1133 E. 50th St. | Setback Variance | 4880](#)

Attachment: [Maps and Images 4880.pdf](#)
Attachment: [Site Plan 4880.pdf](#)
Attachment: [Staff Report 4880.pdf](#)

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.