



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

**December 22, 2016 City of 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 November 23, 2016 Meeting Minutes](#)

Attachment: [November 23, 2016 Minutes.pdf](#)

**Board Action:**

Approve minutes as written. - PASS

**Vote Results**

Motion: Parker Morgan

Second: Timothy Mackey

Tom Branch - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Aye

**V. Approval of Final Agenda**

**Approval of Final Agenda**

2. [Approval of Final Agenda](#)

<b>Board Action:</b>	
Approve agenda as stated.	- PASS
<b>Vote Results</b>	
Motion: Parker Morgan	
Second: Timothy Mackey	
Tom Branch	- Aye
Timothy Mackey	- Aye
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**

3. [405 E. Anderson Lane/404 E. 31st Street | Lot Area Variances| 6344](#)

Attachment: [Maps and Images 6344.pdf](#)  
Attachment: [Staff Report 6344.pdf](#)

<b>Board Action:</b>	
Staff recommends <b>approval</b> of the requested variance from the minimum lot size standard of 3,000 square feet of 1,128 square feet on the parcel addressed as 404 E. 31st Street and 1,729 square feet on the parcel addressed as 405 E. Anderson Lane to permit the subdivision of the property into two lots of 1,872 square feet and 1,271 square feet, respectively.	- PASS
<b>Vote Results</b>	
Motion: Parker Morgan	
Second: Timothy Mackey	
Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

4. [225 E. Hall Street | Historic Standards Variance \(Railing\) | 6271](#)

Attachment: [Staff Report 6271.pdf](#)

- Attachment: [Maps and Images 6271.pdf](#)
- Attachment: [COA - 225 East Hall Street 16-006245-COA.pdf](#)
- Attachment: [Submittal Packet - 225 East Hall Street 16-006245-COA.pdf](#)

**Board Action:**  
Staff recommends **approval** of the requested variance from the requirements of §8-3030(n)(10) (f) that requires balusters between an upper and lower railing. - PASS

**Vote Results**  
Motion: Parker Morgan  
Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

5. [501 E. 64th St. | Rear Setback Variance | 6124](#)

- Attachment: [Maps and Images 6124.pdf](#)
- Attachment: [Comment.pdf](#)
- Attachment: [Staff Report 6124.pdf](#)

**Board Action:**  
Staff recommends **approval** of the requested 3.5-foot rear yard building setback variance. - PASS

**Vote Results**  
Motion: Parker Morgan  
Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

**VII. Old Business**

6. [615 E. 57th St. | Setback Variances | 5943](#)

- Attachment: [Maps and Images 5943.pdf](#)
- Attachment: [Comments.pdf](#)
- Attachment: [Staff Report 5943.pdf](#)

**Board Action:**  
Staff recommends **approval** of the requested variances. - PASS

**Vote Results**

Motion: Parker Morgan  
Second: Timothy Mackey  
Tom Branch - Aye  
Timothy Mackey - Aye  
Tonia Miller - Aye  
Parker Morgan - Aye

**VIII. Regular Agenda**

7. [20 W. Duffy St. | Short Term Vacation Rental | 6404](#)

Attachment: [Staff Report 6404.pdf](#)  
Attachment: [Maps and Images 6404.pdf](#)  
Attachment: [Comment.pdf](#)

**Board Action:**

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

**Vote Results**

Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

8. [301 E. Park Ave. | Short Term Vacation Rental | 6402](#)

Attachment: [Staff Report 6402.pdf](#)  
Attachment: [Maps and Images 6402.pdf](#)

**Board Action:**

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

**Vote Results**

Motion: Parker Morgan  
Second: Timothy Mackey  
Tom Branch - Aye  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

9. [541 E. Bolton Street, Unit A | Short Term Vacation Rental | 6348](#)

Attachment: [Staff Report 6348.pdf](#)  
Attachment: [Maps and Images 6348.pdf](#)

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

**Vote Results**  
Motion: Parker Morgan  
Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

10. [541 E. Bolton Street, Unit B | Short Term Vacation Rental | 6163](#)

Attachment: [Staff Report 6163.pdf](#)  
Attachment: [Maps and Images 6163.pdf](#)

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

**Vote Results**  
Motion: Parker Morgan  
Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

11. [224A E. Duffy Street | Short Term Vacation Rental | 6125](#)

Attachment: [Staff Report 6125.pdf](#)  
Attachment: [Maps and Images 6125.pdf](#)

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

**Vote Results**  
Motion: Parker Morgan  
Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Nay

Parker Morgan - Aye

12. [1301 Waters Avenue | Setback and Parking Variances | 6422](#)

- Attachment: [Maps and Images 6422.pdf](#)
- Attachment: [Staff Report 6422.pdf](#)
- Attachment: [Definitions.pdf](#)
- Attachment: [Comments.pdf](#)

**Board Action:**

- PASS

Motion to deny

**Vote Results**

Motion: Parker Morgan

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

13. [1004 Abercorn St. | Use Approval - Incidental Beer & Wine Sales | 6370](#)

- Attachment: [Maps 6370.pdf](#)
- Attachment: [Before-After 6370.pdf](#)
- Attachment: [Staff Report 6370.pdf](#)
- Attachment: [Petition 6370.pdf](#)
- Attachment: [COMMENTS.pdf](#)

**Board Action:**

Staff recommends **approval** to allow use number 23, “Sale of beer and wine by the package when incidental to other principal retail uses” as a Special Use for the convenience store located at 1004 Abercorn Street with conditions that were stated. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

14. [46 Lee Blvd. | Height and Setback Variances | 6290](#)

Attachment: [Hunter AAF Response RE Savannah Zoning Board of Appeals Height Variance request.pdf](#)

Attachment: [Maps and Images 6290.pdf](#)

Attachment: [Staff Report 6290.pdf](#)

**Board Action:**

Staff recommends **approval** of the requested 20-foot variance from the 50-foot maximum building height, and an 18-foot variance in the 25-foot rear building setback required in order to locate a dumpster enclosure seven feet from the rear property line. - PASS

Staff recommends **denial** of the requested 15-foot variance in the required 15-foot front building setback.

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Aye

**IX. Other Business**

15. [Election of Officers](#)

**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.*