



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

January 26, 2017 City of Savannah Zoning Board of Appeals

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 December 22, 2016 Meeting Minutes](#)

Attachment: [December 22, 2016 Minutes.pdf](#)

Board Action:

Approve minutes as written. - PASS

Vote Results

Motion: Timothy Mackey

Second: Parker Morgan

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](#)

Board Action:	
Approve as amended.	- PASS
Vote Results	
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. [427 E. 53rd St. | Rear Setback Variance | 7028](#)

Attachment: [Maps and Images 7028.pdf](#)
Attachment: [Staff Report 7028.pdf](#)

Board Action:	
Staff recommends approval of the requested variances.	-
Vote Results	
Motion:	
Second:	

4. [541 Columbus Drive | Side Yard Building Setback Variance | 7015](#)

Attachment: [Staff Report 7015.pdf](#)
Attachment: [Maps and Images 7015.pdf](#)

Board Action:	
Staff recommends approval of the requested three-foot side yard building setback variance to permit the replacement of the destroyed garage on the same building pad.	-
Vote Results	
Motion:	

Second:

VII. Old Business

VIII. Regular Agenda

5. [2411 DeSoto St. | Use Approval \(Restaurant with Alcohol Sales\) | 6915](#)

- Attachment: [Maps and Images 6915.pdf](#)
- Attachment: [Staff Report 6915.pdf](#)
- Attachment: [Comments 6915.pdf](#)

Board Action:
 Staff recommends **approval** of the proposed use 8-3219(10) – Restaurant with Alcohol Sales, with the **condition** that the site be properly buffered with a Type A or equivalent along 40th Street and Whitaker Street. - PASS

Vote Results
 Motion: Parker Morgan
 Second: Timothy Mackey

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

6. [1200 W. Bay St. | Buffer and Remote Parking Separation Variances | 7019](#)

- Attachment: [Maps and Images 7019.pdf](#)
- Attachment: [Variance Request Narrative.pdf](#)
- Attachment: [Staff Report 7019.pdf](#)

Board Action:
 Resolved, that the Savannah Zoning Board of Appeals does hereby approve the proposed vegetative buffer reduction to 10 feet, with the condition that the buffer shall be enhanced with three plantings sufficient to visually screen the existing fence along the rear of the property. - PASS

Vote Results
 Motion: Parker Morgan
 Second: Tonia Miller

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

Parker Morgan - Aye

Board Action:
Upon a finding that relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the Savannah Zoning Ordinance, Parker Morgan made a motion to deny the requested remote parking separation variance. - PASS

Vote Results
Motion: Parker Morgan
Second: Tonia Miller
Tom Branch - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Parker Morgan - Aye

7. [4315 Ogeechee Road | Sign Variance \(Additional Signage\) | 6679](#)

Attachment: [Maps and Images 6679.pdf](#)
Attachment: [Sign Plans 6679.pdf](#)
Attachment: [Staff Report 6679.pdf](#)

Board Action:
Board recommends **Approval** of the requested sign variance to permit the proposed additional signage. - PASS

Vote Results
Motion: Parker Morgan
Second: Tonia Miller
Tom Branch - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Parker Morgan - Aye

8. [123 W. Waldburg St. | Short Term Vacation Rental | 6769](#)

Attachment: [Staff Report 6769.pdf](#)
Attachment: [Maps and Images 6769.pdf](#)

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

Vote Results

Motion: Parker Morgan

Second: Tom Branch

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Nay

Parker Morgan - Aye

9. [121 W. Waldburg St. | Short Term Vacation Rental | 6767](#)

Attachment: [Staff Report 6767.pdf](#)

Attachment: [Maps and Images 6767.pdf](#)

Board Action:

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

Vote Results

Motion: Parker Morgan

Second: Tom Branch

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Nay

Parker Morgan - Aye

10. [911 Barnard St. | Short Term Vacation Rental | 6472](#)

Attachment: [Staff Report 6472.pdf](#)

Attachment: [Maps and Images 6472.pdf](#)

Board Action:

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

Vote Results

Motion: Parker Morgan

Second: Tom Branch

Tom Branch - Aye

Timothy Mackey - Not Present

Tonia Miller - Nay

Parker Morgan - Aye

11. [401 E. Bay St. | Lot Coverage Variance \(Historic District\) | 7016](#)

Attachment: [Staff Report 7016.pdf](#)

Attachment: [Maps and Images 7016.pdf](#)

Attachment: [COA - 401 East Bay Street 16-006335-COA.pdf](#)

Board Action:

The Historic District Board of Review (HDBR) recommends approval of the proposed lot coverage variance. Staff recommends **approval** of the - PASS requested 50 percent lot coverage variance to permit coverage of up to 100 percent.

Vote Results

Motion: Parker Morgan
Second: Tonia Miller
Tom Branch - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Parker Morgan - Aye

12. [413 E. Bay St. | Lot Coverage Variance \(Historic District\) | 7018](#)

- Attachment: [Maps and Images 7018.pdf](#)
- Attachment: [COA - 413 East Bay Street 16-006342-COA.pdf](#)
- Attachment: [Staff Report 7018.pdf](#)

Board Action:

The Historic District Board of Review (HDBR) recommends approval of the proposed lot coverage variance. Staff recommends **approval** of the - PASS requested lot coverage variance to permit coverage of up to 96 percent.

Vote Results

Motion: Parker Morgan
Second: Tonia Miller
Tom Branch - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Parker Morgan - Aye

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.