



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
August 24, 2017 - 10:00AM  
MINUTES

### August 24, 2017 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.

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 in attendance are requested to so note on the "Sign-In Sheet" on the lectern next to the microphone. Persons wishing to speak will indicate on the sheet.

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Notices, Proclamations and Acknowledgements

#### IV. Approval of Minutes

##### [1. July 27, 2017 Meeting Minutes](#)

[July 27, 2017 Meeting Minutes.pdf](#)

#### **Motion**

Approve minutes as written.

#### **Vote Results ( Approved )**

Motion: Parker Morgan

Second: Willie James

Tom Branch - Not Present

Timothy Mackey - Not Present

Parker Morgan - Aye

Eli Karatassos - Aye

David Moore - Aye

Michael Brown - Aye

Willie James - Aye

#### V. Approval of Final Agenda

##### [2. Approval of August 24, 2017 Final Agenda](#)

**Motion**

Approve final agenda as written.

**Vote Results ( Not Started )**

Motion:

Second:

**VI. Consent Agenda**

[3. C1 - Approval of Consent Agenda](#)

**Motion**

Approve consent agenda as written.

**Vote Results ( Approved )**

Motion: Parker Morgan

Second: Willie James

- Tom Branch - Not Present
- Timothy Mackey - Not Present
- Parker Morgan - Aye
- Eli Karatassos - Aye
- David Moore - Aye
- Michael Brown - Nay
- Willie James - Aye

[4. C1 - 107 East Park Ave | Short Term Vacation Rental | 3142](#)

- 📎 [Nearby STVRs - 16.pdf](#)
- 📎 [Interior Photos 3142.pdf](#)
- 📎 [Maps 3142.pdf](#)
- 📎 [Staff Report 3142.pdf](#)

[5. C3 - 640 East Anderson St. | Lot Size Variance | 4697](#)

- 📎 [Site Plans 4697.pdf](#)
- 📎 [Maps and Images 4697.pdf](#)
- 📎 [Staff Report 4697 revised.pdf](#)

[6. C8 - 7 Canebrake Road | Use Approval \(Child Care Center\) | 4690](#)

- 📎 [Maps and Images 4690.pdf](#)
- 📎 [Staff Report 4690.pdf](#)

[7. C9 - 621 East Henry St. | Variance \(Lot Width\) | 4687](#)

- 📎 [Staff Report 4687.pdf](#)
- 📎 [Maps 4687.pdf](#)

[621 E Henry St - Variance Exhibit.pdf](#)

[8. C10 - 814 East 38th St. | Variances \(Lot Area and Building Setback\) | 4670](#)

[Maps and Images 4670.pdf](#)

[Staff Report 4670.pdf](#)

[9. C11 - 2415 DeRenne Ave. | Variance \(Sign Area\) | 4669](#)

[Maps 4669.pdf](#)

[Staff Report 4669.pdf](#)

[Existing and Proposed 4669.pdf](#)

[10. C12 - 1116 Habersham St., Suite 2 | Short Term Vacation Rental | 4646](#)

[Staff Report 4646.pdf](#)

[Nearby STVRs 4646.pdf](#)

[Maps and Images 4646.pdf](#)

[11. C13 - 412 East Park Ave., Unit A | Short Term Vacation Rental | 4645](#)

[Nearby STVRs 4645.pdf](#)

[Maps and Images 4645.pdf](#)

[Staff Report 4645.pdf](#)

[12. C15 - 1208 Lincoln St. | Short Term Vacation Rental | 4588](#)

[Staff Report 4588.pdf](#)

[Nearby STVRs 4588.pdf](#)

[Maps and Images 4588.pdf](#)

[13. C16 - 2313 Barnard St. | Variances \(Lot Area and Lot Width\) | 4586](#)

[Site Plan 4586.pdf](#)

[Maps 4586.pdf](#)

[Staff Report 4586.pdf](#)

[14. C17 - 317 West Waldburg St., Suite B | Short Term Vacation Rental | 4552](#)

[Staff Report 4552.pdf](#)

[Nearby STVRs 4552.pdf](#)

[Maps and Images 4552.pdf](#)

**VII. Old Business**

[15. 1107 East 51st St. | Variances \(Setback and Lot Coverage\) | 3703](#)

[Staff Report 3703 - August 24.pdf](#)

[Site Plan 3703 - August 24th.pdf](#)

[Maps 3703.pdf](#)

**Motion**

Board recommends approval of the requested variances for property located at 1107 East 51st Street for a 8.9 percent lot coverage increase, a 3'10"; side yard building setback variance, and relief from the standard found in Sec. 8-3011 which allows accessory buildings or uses to be located in the rear yard only.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

**VIII. Regular Agenda**

[16. C2 - 18 East 39th St. | Variances \(Side Yard and Separation\) | 4698](#)

📎 [Staff Report 4698.pdf](#)

📎 [Maps and Images 4698.pdf](#)

📎 [comment for file #17-004698-ZBA.pdf](#)

**Motion**

Staff recommends approval of the requested 2-foot side yard setback variance on the east side of the subject property and a 2-foot separation variance from the main house to permit the construction of an accessory structure (garage) contingent upon Saturday and Sunday hours will not exceed 5pm.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[17. C4 - 130 East Waldburg St. | Short Term Vacation Rental | 4696](#)

📎 [Staff Report 4696.pdf](#)

📎 [Nearby STVRs 4696.pdf](#)

📎 [Maps and Images 4696.pdf](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Aye
Parker Morgan	- Nay
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

[18. C5 - 128 East Waldburg St. | Short Term Vacation Rental | 4695](#)

[☞ Staff Report 4695.pdf](#)

[☞ Nearby STVRs 4695.pdf](#)

[☞ Maps and Images 4695.pdf](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Not Present
Parker Morgan	- Nay
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

[19. C6 - 126 East Waldburg St. | Short Term Vacation Rental | 4694](#)

[☞ Staff Report 4694.pdf](#)

[☞ Nearby STVRs 4694.pdf](#)

[☞ Maps and Images 4694.pdf](#)

**Motion**

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

**Vote Results ( Approved )**

Motion:

Second:

Tom Branch	- Not Present
Timothy Mackey	- Not Present
Parker Morgan	- Nay
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

[20. D1 - 517 East Broad St. | Use Approval \(Coffee Shop/Ice Cream Shop | 4691](#)

[📎 Maps and Images 4691.pdf](#)

[📎 Comment 1.pdf](#)

[📎 Staff Report 4691.pdf](#)

**Motion**

Staff recommends approval of the proposed use #67 (Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities) with the condition that the use meet the off-street parking requirement.

Staff recommends denial of the requested parking variance of three spaces and recommends that the petitioner seek to secure remote parking spaces to meet the need for the proposed business.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[21. C7 - 124 East Waldburg St. | Short Term Vacation Rental | 4693](#)

[📎 Nearby STVRs 4693.pdf](#)

[📎 Maps and Images 4693.pdf](#)

[📎 Staff Report 4693.pdf](#)

**Motion**

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

**Vote Results ( Approved )**

Motion:

Second:

Tom Branch	- Not Present
Timothy Mackey	- Not Present
Parker Morgan	- Nay
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

[22. D2 - 205 West Jones St. | Variance \(Garage Door Width\) | 4689](#)

[☞ Staff Report 4689.pdf](#)

[☞ Maps and Images 4689.pdf](#)

[☞ COA - 205 West Jones Street 17-003636-COA.pdf](#)

**Motion**

Board recommends denial of the requested four-foot garage door width variance based on item "C".

**Vote Results ( Rejected )**

Motion: Eli Karatassos

Second: Michael Brown

Tom Branch	- Not Present
Timothy Mackey	- Nay
Parker Morgan	- Nay
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Nay

**Motion**

Board recommends petition continues to September 28, 2017.

**Vote Results ( Approved )**

Motion: Parker Morgan

Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Aye

Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[23. C14 - 501 East Bolton St. | Short Term Vacation Rental | 4630](#)

- [📎 Maps and Images 4630.pdf](#)
- [📎 Staff Report 4630.pdf](#)
- [📎 Nearby STVRs 4630.pdf](#)

**Motion**

Board recommends approval of the proposed use #8a (Short Term Vacation Rental) for the lower unit only.

**Vote Results ( Approved )**

Motion: Parker Morgan  
 Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

[24. D3 - 1514 & 1516 Bull St. | Use Approval \(Restaurant with Alcohol Sales\) | 4566](#)

- [📎 Maps and Images 4566.pdf](#)
- [📎 Staff Report 4566.pdf](#)

**Motion**

Staff recommends approval of the proposed use, #10 (Restaurant with Alcohol Sales, Mid-City Zoning).

**Vote Results ( Approved )**

Motion: Eli Karatassos  
 Second: Parker Morgan

Tom Branch	- Not Present
Timothy Mackey	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye



Willie James - Aye

[25. D4 - 1115 Whitaker St., Suite A | Use Approval \(Antique Shop\) | 4279](#)

[📎 Maps and Images 4279.pdf](#)

[📎 Staff Report 4279.pdf](#)

**Motion**

Staff recommends approval of the proposed uses #29, #30, and #34 (antique and special shops and photographic studio).

**Vote Results ( Approved )**

Motion: Parker Morgan

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[26. D5 - 704 Abercorn St. | Use Approval \(Laundry Drop-off Location\) | 3974](#)

[📎 Staff Report 3974.pdf](#)

[📎 Maps and Images 3974.pdf](#)

**Motion**

Staff recommends approval of the proposed use #63a (Laundry Pick-up and Drop-off), with the condition that the Traffic Engineer must approve the traffic flow for the proposed use.

**Vote Results ( Approved )**

Motion: Parker Morgan

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[27. C18 - 219 East Bolton St., Suite A | Short Term Vacation Rental | 4284](#)

[📎 Nearby STVRs 4284.pdf](#)

[📎 Maps and Images 4284.pdf](#)

[📎 Staff Report 4284.pdf](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Parker Morgan

Second: Willie James

Tom Branch	- Not Present
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

**IX. Other Business**

**X. Adjournment**

Respectfully Submitted,

Jack Butler

***The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.***