



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
July 27, 2017 - 10:00AM
MINUTES

July 27, 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. June 22, 2017 Meeting Minutes](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

V. Approval of Final Agenda

[2. Approval of July 27, 2017 Final Agenda](#)

Motion

Approve final agenda as written.

Vote Results (Approved)

Motion: Parker Morgan

Second: Eli Karatassos

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

VI. Consent Agenda

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

Motion

Approve consent agenda as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[4. C2 - 116 East Duffy Street, Unit B | Short Term Rental | 3863](#)

📎 [STVR v Police Incidents For July Meeting.pdf](#)

📎 [Nearby STVRs 3863.pdf](#)

📎 [Staff Report 3863.pdf](#)

📎 [Maps and Images 3863.pdf](#)

[5. C3 - 118 East Duffy Street | Short Term Rental | 3862](#)

📎 [Staff Report 3862.pdf](#)

📎 [Nearby STVRs 3862.pdf](#)

📎 [Maps and Images 3862.pdf](#)

6. C4 - 923 Abercorn Street | Short Term Rental | 3857

- 🔗 [Nearby STVRs 3857.pdf](#)
- 🔗 [Maps and Images 3857.pdf](#)
- 🔗 [Staff Report 3857.pdf](#)

7. C5 - 311 1/2 East Park Avenue | Short Term Rental | 3702

- 🔗 [Staff Report 3702.pdf](#)
- 🔗 [Maps and Images 3702.pdf](#)
- 🔗 [Nearby STVRs 3702.pdf](#)
- 🔗 [Application 3702.pdf](#)

8. C6 - 222 East Park Avenue | Short Term Rental | 3698

- 🔗 [Staff Report 3698.pdf](#)
- 🔗 [Nearby STVRs 3698.pdf](#)
- 🔗 [Maps and Images 3698.pdf](#)

9. C7 - 532 East Anderson Street | Short Term Rental | 3397

- 🔗 [Staff Report 3397.pdf](#)
- 🔗 [Nearby STVRs 3397.pdf](#)
- 🔗 [Maps and Images 3397.pdf](#)

10. C8 - 222 East Park Avenue, Unit A | Short Term Rental | 3371

- 🔗 [Staff Report 3371.pdf](#)
- 🔗 [Nearby STVRs 3371.pdf](#)
- 🔗 [Maps and Images 3371.pdf](#)

11. C9 - 303 East Park Avenue | Short Term Rental | 3370

- 🔗 [Staff Report 3370.pdf](#)
- 🔗 [Nearby STVRs 3370.pdf](#)
- 🔗 [Maps and Images 3370.pdf](#)

12. C10 - 306 West Waldburg Street | Use Approval (Garage apartment or carriage house) | 3912

- 🔗 [Maps 3912.pdf](#)
- 🔗 [Staff Report 3912.pdf](#)
- 🔗 [Submittal Plans 3912.pdf](#)
- 🔗 [Signs and Photos 3912.pdf](#)

13. C11 - 701 Lavinia Street | Variance from Historic Standards | 3856

- 🔗 [2000 Plans Approved 3856.pdf](#)
- 🔗 [Photos and Signs 3856.pdf](#)
- 🔗 [Maps 3856.pdf](#)
- 🔗 [Window Examples 3856.pdf](#)
- 🔗 [Staff Report 3856.pdf](#)

VII. Old Business

[14. 301 Tattnell Street | Appeal of HDBR Action | 17-003109-ZBA](#)

- 📎 [Minutes HDBR meeting May 10 2017.pdf](#)
- 📎 [16-006855-COA_ February_8.2.pdf](#)
- 📎 [Application 3109.pdf](#)
- 📎 [Staff Report 3109.pdf](#)
- 📎 [Maps and Images 3109.pdf](#)
- 📎 [APPROVED HDBR MINUTES \(Excerpted\).pdf](#)

Motion

Board finds abuse of discretion nor procedural error in the HDBR actions on May 10th and Board recommends approval of the petitioner's request. Board recommends reconsideration of all elements for 301 Tattnell Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

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

VIII. Regular Agenda

[15. D1 - 804 Abercorn Street | Short Term Rental | 3861](#)

- 📎 [Nearby STVRs 3861.pdf](#)
- 📎 [Comments 3861.pdf](#)
- 📎 [Maps and Images 3861.pdf](#)
- 📎 [Staff Report 3861.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	- Aye
Timothy Mackey	- Not Present

Parker Morgan	- Aye
Eli Karatassos	- Not Present
David Moore	- Not Present
Michael Brown	- Nay
Willie James	- Aye

[16. D2 - 211 East Henry Street | Short Term Rental | 3860](#)

- [📎 Staff Report 3860.pdf](#)
- [📎 Nearby STVRs 3860.pdf](#)
- [📎 Maps and Images 3860.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	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Not Present
Michael Brown	- Nay
Willie James	- Aye

[17. D3 - 121 West Park Avenue | Short Term Rental | 3786](#)

- [📎 Staff Report 3786.pdf](#)
- [📎 Nearby STVRs 3786.pdf](#)
- [📎 Maps and Images 3786.pdf](#)
- [📎 Comment.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	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye

David Moore	- Not Present
Michael Brown	- Nay
Willie James	- Aye

[18. D4 - 311 East Park Avenue | Short Term Rental | 3700](#)

- [☞ Staff Report 3700.pdf](#)
- [☞ Nearby STVRs 3700.pdf](#)
- [☞ Maps and Images 3700.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	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Not Present
Michael Brown	- Nay
Willie James	- Aye

[19. D5 - 121 West Park Avenue, Suite 2 | Short Term Rental | 3574](#)

- [☞ Staff Report 3574.pdf](#)
- [☞ Nearby STVRs 3574.pdf](#)
- [☞ Maps and Images 3574.pdf](#)
- [☞ Comment.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	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Not Present
Michael Brown	- Nay

[20. D6 - 1107 East 51st Street | Lot coverage variance, side yard setback variance, and a variance from Sec. 8-3011 | 3703](#)

- 📎 [Aerial Photos 3703.pdf](#)
- 📎 [Maps 3703.pdf](#)
- 📎 [Signs and Photos 3703.pdf](#)
- 📎 [Staff Report 3703.pdf](#)
- 📎 [Elevations 3703.pdf](#)
- 📎 [Site Plan 3703.pdf](#)

Motion

Board recommends continuance to August 24, 2017 for a revised plan.

Vote Results (Approved)

Motion: Parker Morgan

Second: Eli Karatassos

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

[21. D7 - 15 East Liberty Street | Sign Variances | 3904](#)

- 📎 [Maps 3904.pdf](#)
- 📎 [Photos and Signs 3904.pdf](#)
- 📎 [Staff Report 3904.pdf](#)
- 📎 [Original Submittal Package.pdf](#)
- 📎 [VARIANCE EXHIBIT.pdf](#)

Motion

Staff recommends approval of the requested variances from Sec. 8-3121 to increase the maximum sign area for two principal use fascia signs (Sign A and Sign B) from 105 square feet to 230 square feet, an increase in the maximum sign area permitted for an under-awning sign (Sign E) from 6 square feet to 12 square feet, an increase in the maximum sign area permitted for two awning signs (Sign C1 and C2) from 0 square feet to 22.66 square feet, and an increase in the maximum sign area for two awning signs (Sign D1 and D2) from 0 square feet to 29 square feet.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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