



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
November 22, 2017 - 10:00AM
MINUTES

November 22, 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 table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

Members Present

Thomas Branch, Chairman
Parker Morgan
David Moore
Eli Karatassos
Willie James

Members Not Present

Timothy Mackey, Vice Chairman
Michael Brown

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

[1. Approval of October 26, 2017 Meeting Minutes](#)

[October 26, 2017 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch

- Aye

Timothy Mackey

- Not Present

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

V. Approval of Final Agenda

[2. Approval of November 22, 2017 Final Agenda](#)

Motion	
Approve final agenda as written.	
Vote Results (Approved)	
Motion: Eli Karatassos	
Second: David Moore	
Tom Branch	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

VI. Consent Agenda

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

Motion	
Approve consent 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	- Aye
Michael Brown	- Not Present
Willie James	- Aye

[4. C2 - 202 WEST DUFFY STREET, UNIT 1 | SPECIAL USE APPROVAL \(8A SHORT TERM VACATION RENTAL\) | 6281](#)

☞ [Maps and Images 6281.pdf](#)

☞ [Staff Report 6281.pdf](#)

5. C3 - 202 WEST DUFFY STREET, UNIT 2 | SPECIAL USE APPROVAL (8A SHORT TERM VACATION RENTAL) | 6296

☞ [Maps and Images 6296.pdf](#)

☞ [Staff Report 6296-Unit2.pdf](#)

6. C4 - 202 WEST DUFFY STREET, UNIT 3 | SPECIAL USE APPROVAL (8A SHORT TERM VACATION RENTAL) | 6298

☞ [Maps and Images 6298.pdf](#)

☞ [Staff Report 6298-Unit3.pdf](#)

7. C5 - 309 E. DUFFY STREET, UNIT A | SPECIAL USE APPROVAL (8A) SHORT TERM VACATION RENTAL | 5508

☞ [Maps and Images 5508.pdf](#)

☞ [Staff Report 5508.pdf](#)

☞ [Nearby STVRs 5508.pdf](#)

8. C6 - 401 W. WALDBURG STREET | SPECIAL USE APPROVAL (8A) SHORT TERM VACATION RENTAL | 5276

☞ [Maps and Images 5276.pdf](#)

☞ [Staff Report 5276.pdf](#)

☞ [Nearby STVRs 5276.pdf](#)

9. C7 - 1001 MONTGOMERY STREET | SPECIAL USE APPROVAL (8A) SHORT TERM VACATION RENTAL | 5277

☞ [Maps and Images 5277.pdf](#)

☞ [Nearby STVRs 5277.pdf](#)

☞ [Staff Report 5277.pdf](#)

10. C8 - 544 E. WALDBURG STREET | SPECIAL USE APPROVAL (8A) SHORT TERM VACATION RENTAL | 5272

☞ [Maps and Images 5272.pdf](#)

☞ [Staff Report 5272.pdf](#)

☞ [Nearby STVRs 5272.pdf](#)

VII. Old Business

11. Continued Cases

VIII. Regular Agenda

12. D1 - 545 EAST GWINNETT STREET | VARIANCE REQUEST FOR 2-FOOT REDUCTION FROM 5-FOOT SIDE YARD SET BACK | 6282

☞ [Approved Subdivision Plat 6139.pdf](#)

☞ [Staff Report 6282.pdf](#)

[📎 Maps and Images 6282.pdf](#)

Motion

Staff recommends approval of the requested 2-foot side yard setback variance for property located at 545 East Gwinnett Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

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

[13. D2 - 18 E. 34TH STREET | VARIANCE REQUEST FROM STANDARDS OF USE 8-3129\(8\) TO ALLOW UPPER FLOOR OFFICE, GENERAL USE | 5968](#)

[📎 Staff Report 5968 \(2\).pdf](#)

[📎 TN-2 Zoning.pdf](#)

[📎 Maps and Images 5968.pdf](#)

Motion

Board recommends approval of the requested variance from Section 8-3129(8) to allow an Office, General use on the upper floor of the existing two-story residential building located at 18 East 34th Street with the condition that the use be limited to a religious institution or office.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[14. D3 - 1002 AND 1004 TREAT AVENUE | VARIANCES REQUESTED TO ALLOW THE RECOMBINATION OF TWO RESIDENTIAL LOTS | 6147](#)

[📎 Avon Park Subdivision.pdf](#)

[📎 Staff Report 6147.pdf](#)

[📎 Maps and Images 6147.pdf](#)

Motion

Staff recommends approval of the requested variances for the properties located at 1002 and 1004 Treat Avenue.

Vote Results (Approved)

Motion: David Moore

Second: Eli Karatassos

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

[15. D4 - 701 MONTGOMERY STREET | VARIANCES FROM PARKING STANDARDS AND HISTORIC DISTRICT ORDINANCE HEIGHT AND PARKING SETBACK STANDARDS | 6146](#)

[📎 701 Montgomery St_GDP.pdf](#)

[📎 Maps and Images 6146.pdf](#)

[📎 Historic Height Map.pdf](#)

[📎 Staff Report 6146.pdf](#)

Motion

Board recommends approval of the two variances requested from Sections 8-3030(n)(14)(b) and 8-3030(n)(16)(e)(Table 1) as recommended by the Historic District Board of Review and approval of the requested 18 off-street parking space variance for the proposed nonresidential uses from the required 80 total spaces.

Vote Results (Approved)

Motion: Parker Morgan

Second: Eli Karatassos

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

[16. D5 - 301 TATTNALL STREET | AN APPEAL OF A DECISION MADE BY THE HISTORIC DISTRICT BOARD OF REVIEW REGARDING A PROPOSED SIX-STORY HOTEL | 6102](#)

- 📎 [Addendum to Appeal 3.pdf](#)
- 📎 [Maps and Images 6102.pdf](#)
- 📎 [Pages 37-38 from Section 8-3030.pdf](#)
- 📎 [HDBR Submittal Packet.pdf](#)
- 📎 [Staff Report 6102.pdf](#)

Motion

Staff recommends denial of the appeal of the HDBR decision for property located at 301 Tattnall Street.

Vote Results (Approved)

Motion: David Moore

Second: Parker Morgan

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

IX. Other Business

[17. Nomination of Officers](#)

X. Adjournment

Respectfully Submitted,

Thomas Trawick

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.