



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
October 26, 2017 - 10:00AM
MINUTES

October 26, 2017 City of Savannah Zoning Board of Appeals Meeting

Members Present

Tommy Branch, Chairman
Eli Karatassos
Parker Morgan
Dave Moore
Michael Brown

Member Not Present

Timothy Mackey, Vice Chairman
Willie James

Staff Present

Jack Butler, Secretary
Alexis Mackey, Assistant
Marcus Lotson, Principal Planner
Thomas Trawick, Development Services Planner
Tiras Petreas, Principal Zoning Inspector

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

[1. Election of Officers](#)

IV. Approval of Minutes

[2. September 28, 2017 Meeting Minutes](#)

📎 [September 28, 2017 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Not Started)

Motion:

Second:

V. Approval of Final Agenda

[3. October 26, 2017 Final Agenda](#)

Motion

Approve final agenda as written.

Vote Results (Not Started)

Motion:

Second:

[4. Items to be Continued](#)

VI. Consent Agenda

[5. Approval of Consent Agenda](#)

Motion

Approve consent 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	- Nay
Willie James	- Not Present

[6. C1 - 111 East Waldburg, Apartment A | Short Term Vacation Rental | 5113](#)

📎 [Staff Report 5113.pdf](#)

📎 [Nearby STVRs 5113.pdf](#)

📎 [Maps and Images 5113.pdf](#)

[7. C2 - 107 East Waldburg Street, Apartment A | Short Term Vacation Rental | 5114](#)

📎 [Staff Report 5114.pdf](#)

📎 [Nearby STVRs 5114.pdf](#)

📎 [Maps and Images 5114.pdf](#)

[8. C4 - 211 West Waldburg St. | Short Term Vacation Rental | 5643](#)

📎 [Nearby STVRs 5643.pdf](#)

📎 [Maps and Images 5643.pdf](#)

📎 [Staff Report 5643.pdf](#)

[9. C5 - 815 Whitaker St., Unit A, Short Term Vacation Rental | 5654](#)

- ☞ [Nearby STVRs 5654.pdf](#)
- ☞ [Maps and Images 5654.pdf](#)
- ☞ [Staff Report 5654.pdf](#)

10. C6 - 316B East Park Ave. | Short Term Vacation Rental | 5761

- ☞ [Nearby STVRs 5761.pdf](#)
- ☞ [Maps and Images 5761.pdf](#)
- ☞ [Staff Report 5761.pdf](#)

11. C7 - 314B East Park Avenue | Short Term Vacation Rental | 5762

- ☞ [Nearby STVRs 5762.pdf](#)
- ☞ [Maps and Images 5762.pdf](#)
- ☞ [Staff Report 5762.pdf](#)

12. C8 - 621 East Henry St. | Variance (Lot Width) | 5766

- ☞ [Maps and Images 5766.pdf](#)
- ☞ [Staff Report Revised 5766.pdf](#)

13. C9 - 603 West Oglethorpe Ave. | Parking Separation Variance | 5807

- ☞ [Staff Report 5807.pdf](#)
- ☞ [Maps and Images 5807.pdf](#)
- ☞ [Evidence 5807.pdf](#)

14. 527 E. Henry St. | Short term vacation rental

- ☞ [Maps and Images 4668.pdf](#)
- ☞ [Staff Report 4668.pdf](#)
- ☞ [Nearby STVRs 4668.pdf](#)

VII. Old Business

15. 7 Drayton Street | Variance from Historic Standards Section 8-3030(n)(7) | 4281

- ☞ [7 Drayton Street Maps and Photos.pdf](#)
- ☞ [Staff Report 4281\(1\).pdf](#)

Motion

Staff recommends DENIAL of the petitioner's appeal of the HDBR decision.

Staff recommends DENIAL of the requested variance from Section 8-3030(n)(7) of the Savannah Historic District Ordinance.

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	- Aye
Willie James	- Not Present

[16. 5509 Jasmine Avenue | Use Approval - Child Care Center | 5188](#)

- [☞ Staff Report 5188.pdf](#)
- [☞ Application 5188.pdf](#)
- [☞ Comments 5188.pdf](#)
- [☞ 2003 Approval B-030603-55315-2.pdf](#)
- [☞ Maps&Images 5188.pdf](#)

Motion

Staff recommends approval of the proposed use #22b (Child Care Center) for up to 12 children, with the conditions that the required off-street parking be installed on the property, and that play area be buffered from the adjacent residential properties by an opaque fence; and that there be no outdoor recreation after 9 p.m.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

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

[17. 121 West Mulberry Blvd. | Building Height Variance | 4682](#)

- [☞ Maps and Images 4682.pdf](#)
- [☞ FAA Approval.pdf](#)
- [☞ HHIA Comment - Building Height Variance - Mulberry Blvd_.pdf](#)
- [☞ Staff Report 4682.pdf](#)

Motion

Since OEI is not a statutory limitation, and the proposed building height is below OEI height at this location, in any case, staff recommends approval of the requested 7-foot height variance for the construction of a hotel at 121 Mulberry Boulevard.

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	- Aye
Willie James	- Not Present

VIII. Regular Agenda

[18. C3 - 2120 West Bay St. | Front Building Setbacks | 5608](#)

- [📎 Maps and Images 5608.pdf](#)
- [📎 2120 W Bay Exhibit - ZBA.pdf](#)
- [📎 Staff Report 5608.pdf](#)

Motion

Staff recommends approval of a two-foot variance from the required 27-foot front setback for fuel pumps and fuel canopy

Vote Results (Approved)

Motion: Michael Brown

Second: Parker Morgan

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

Motion

Staff recommends approval of a 11-foot variance from a 27-foot front setback for underground fuel storage tanks.

Vote Results (Approved)

Motion: Parker Morgan

Second: Tom Branch

Tom Branch	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Nay

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

[19. D1 - 325 East 49th St. | Setback and Lot Coverage Variances | 5784](#)

- 📎 [Maps and Images 5784.pdf](#)
- 📎 [Site Plan 5784.pdf](#)
- 📎 [Staff Report 5784.pdf](#)
- 📎 [Comment 1.pdf](#)

Motion

Petitioner requested to withdraw decision and start over with new site plan.

Vote Results (Not Started)

Motion:

Second:

[20. D2 - 309 East Duffy St., Unit A | Short Term Vacation Rental | 5508](#)

- 📎 [Staff Report 5508.pdf](#)
- 📎 [Nearby STVRs 5508.pdf](#)
- 📎 [Maps and Images 5508.pdf](#)

Motion

Board recommends continuance.

Vote Results (Approved)

Motion: Parker Morgan

Second: David Moore

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

[21. D3 - 804 Old Mill Rd. | Rear Building Setback Variance | 5724](#)

- 📎 [Staff Report 5724.pdf](#)
- 📎 [Maps and Images 5724.pdf](#)

Motion

Staff recommends approval of a rear setback variance of between 14-feet 4-inches and 19-feet 10-inches from the required 35-foot rear building setback to construct a 20-foot by 30-foot addition onto an existing residence.

Vote Results (Approved)

Motion: Parker Morgan

Second: David Moore

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

[22. D4 - 2415 East DeRenne Ave. | Adult Day Care | 5764](#)

📎 [Revised Location Aerial 5764.pdf](#)

📎 [20171006_SAI Adult Day Care_ZBA Application REVISED.pdf](#)

📎 [Maps and Images 5764.pdf](#)

📎 [Staff Report 5764 revised.pdf](#)

Motion

Staff recommends approval of a variance from criteria 18m (d).

Staff recommends approval of the proposed use 18m (Adult Day Care) with the conditions:

that the petitioner successfully petition for the rezoning of the property from R-6 to RM-6;

that the petitioner provide a site plan of the proposed use to located the principal use sign;

that the petitioner shall be limited to a principal use sign of no more than 12 square feet; and

that the petitioner shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.

Vote Results (Approved)

Motion: Parker Morgan

Second: Michael Brown

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

[23. D5 - 701, 703 & 705 Howard St. | Historic Standards Variance \(Floor Height\) | 5780](#)

📎 [Staff Report 5780.pdf](#)

📎 [Final COA Submittal Package.pdf](#)

📎 [Maps and Images 5780.pdf](#)

📎 [COA - 701, 703, 705 Howard Street 17-001568-COA Part II Approved With Conditions.pdf](#)

Motion

Staff recommends approval of a 10.75-inch variance in the required 9-foot, 6-inch maximum ground floor height required by Savannah Historic District Ordinance Section 8-3030(n)(2)(b)(vii)(1)(i).

Vote Results (Approved)

Motion: Michael Brown

Second: David Moore

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

[24. D6 - 614 East 48th Street | Coverage and Setback Variances | 5783](#)

📎 [Staff Report 5783.pdf](#)

📎 [Maps and Images 5783.pdf](#)

📎 [Submittal Evidence 5783.pdf](#)

Motion

Staff recommends approval of a 5% lot coverage variance above the permitted 30% lot coverage and a 10-foot variance in the required 50-foot front building setback.

Vote Results (Approved)

Motion: David Moore

Second: Michael Brown

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

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.