



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
April 26, 2018 - 10:00AM
MINUTES

April 26, 2018 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.

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

[1. 619 East Anderson Continued to May 24, 2018 SZBA Meeting](#)

IV. Approval of Minutes

[2. Approval of March 22, 2018 Meeting Minutes](#)

[March 22, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

V. Approval of Final Agenda

[3. Approval of April 28, 2018 Final Agenda](#)

Motion

Approve final agenda as written. 619 Anderson Street has been continued.

Vote Results (Approved)

Motion: Tom Branch

Second: Trapper Griffith

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Aye |
| Eli Karatassos | - Nay |
| Michael Brown | - Nay |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

VI. Consent Agenda

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

Motion

Approve consent agenda as written.

Vote Results (Approved)

Motion: Tom Branch

Second: Trapper Griffith

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Aye |
| Eli Karatassos | - Nay |
| Michael Brown | - Nay |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

[5. C2 - 116 AND 118 EAST DUFFY STREET | REQUEST FOR A 12-FOOT REAR YARD SETBACK, 17 PERCENT LOT COVERAGE, AND 7-INCH SIDE YARD SETBACK VARIANCE | KEITH LIND | 1709](#)

📎 [Staff Report 1709.pdf](#)

📎 [Maps and Images 1709.pdf](#)

📎 [COA - 116-118 East Duffy Street 18-00246-COA Rear Porch Addition.pdf](#)

📎 [Site Plans and Elevations.pdf](#)

[6. C3 - 2310 CAUSTON BLUFF ROAD | REQUEST FOR SPECIAL USE 22B \(CHILD CARE CENTER\) | PASTOR ERIC HENLEY SR. | 1628](#)

📎 [site plan.pdf](#)

📎 [2016 Decision \(signed\).pdf](#)

📎 [Maps and Images 1628.pdf](#)

📎 [Staff Report 1628.pdf](#)

7. C4 - 220 EAST TAYLOR STREET | REQUEST FOR VARIANCE FROM SECTION 8-3030(n)(7)(viii) TO ALLOW A LESS THAN 3-INCH INSET FOR A NEW WINDOW | ERIK PULJUNG AS AGENT FOR ROBERT AND AMY MARTIN | 1736

- 📎 [Staff Report 1736.pdf](#)
- 📎 [Maps and Images 1736.pdf](#)
- 📎 [Site Plans and Elevations 1736.pdf](#)
- 📎 [COA - 220 East Taylor Street 18-00919-COA.pdf](#)

8. C5 - 520 EAST GWINNETT STREET | REQUEST FOR VARIANCES FROM SECTION 8-3030(n)(2)(viii)(1)(iii) AND SECTION 8-3090(a)(1) | DAWN JONES | 1675

- 📎 [Site Plans and Elevations 1675.pdf](#)
- 📎 [COA - 520 East Gwinnett Street 18-000860-COA.pdf](#)
- 📎 [Maps and Images 1675.pdf](#)
- 📎 [Staff Report 1675.pdf](#)

9. C6 - 221 WEST HENRY STREET UNIT A | SPECIAL USE 8A (SHORT TERM VACATION RENTAL) | VALERIE BOYKIN AS AGENT FOR LAVAL AND DAUGHTERS PROPERTIES, LLC | 1730

- 📎 [Staff Report 1730.pdf](#)
- 📎 [Maps and Images 1730.pdf](#)

10. C7 - 1202 LINCOLN STREET | SPECIAL USE 8A (SHORT TERM VACATION RENTAL) | TROY P. WILLIAMS | 1521

- 📎 [Staff Report 1521.pdf](#)
- 📎 [Maps and Images 1521.pdf](#)

11. C8 - 1207 PRICE STREET | SPECIAL USE 8A (SHORT TERM VACATION RENTAL) | RICHARD MOPPER AS AGENT FOR JACOB THOMPSON | 0987

- 📎 [Staff Report 1725.pdf](#)
- 📎 [Maps and Images 1725.pdf](#)

12. C9 - 31 CORNWALL STREET | REQUEST FOR A 21.5 FOOT FRONT YARD SETBACK VARIANCE | LARRY WIMPY AS AGENT FOR MADISON-SWIFT, LLC | 1724

- 📎 [Staff Report 1724.pdf](#)
- 📎 [Site Plan 1724.pdf](#)
- 📎 [Maps and Images 1724.pdf](#)

VII. Old Business

13. 305 EDGEWATER ROAD | REQUEST FOR REHEARING - REQUEST FOR VARIANCES FROM THE FRONT AND REAR YARD SETBACKS | TYRONE L. HOLT | 0511

- 📎 [Staff Report 0511 042618.pdf](#)
- 📎 [Information from Petitioner 0511.pdf](#)
- 📎 [Edgewater revised floorplan 033118.pdf](#)
- 📎 [March Information 0511.pdf](#)
- 📎 [Maps and Images 0511.pdf](#)

[Opposition Letters 0511.pdf](#)

Motion

Board recommends approval of rehearing the case for 305 Edgewater Road.

Vote Results (Approved)

Motion: Tom Branch

Second: Eli Karatassos

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

[14. 223 EAST BOLTON STREET UNIT B | SPECIAL USE 8A \(SHORT TERM VACATION RENTAL\) | SUSAN GORDON | 1046](#)

[Maps and Images 1046.pdf](#)

[Letter To the Zoning Board - San Gordon 3-19-18.pdf](#)

[HOA Declaration Pg. 33-35.pdf](#)

[HOA Declaration Pg. 33-35.pdf](#)

[Fw_ STVRS and homestay from 223 Bolton st. HOA.pdf](#)

[Staff Report 1046 April.pdf](#)

[Letters of Opposition 1046.pdf](#)

[For 223 e. Bolton —letter of support .pdf](#)

Motion

Board recommends denial of the proposed use #8a (Short Term Vacation Rental) for the property located at 223 East Bolton Street, Unit B based on subsection D.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

| | |
|------------------|---------------|
| Tom Branch | - Nay |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Nay |

VIII. Regular Agenda

[15. D1 - 1610 STALEY AVENUE | REQUEST FOR A VARIANCE FROM SECTION 8-3025\(b\) SUBSECTION](#)

[55c\(c\)\(3\) | DAVID K. LERCH | 1578](#)

- 📎 [Maps and Images 1578.pdf](#)
- 📎 [Staff Report 1578.pdf](#)
- 📎 [Letters of Opposition 1578.pdf](#)
- 📎 [Submitted Pictures - Walker.pdf](#)

Motion

Staff recommends denial of the requested variance from the requirement of Section 8-3025(b), subsection 55c(c)(3), ";Wrecker service with dead storage yards,"; which requires that such use shall not be established along a block face which contains an existing dwelling unit.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Tom Branch

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

[16. D2 - 1642 DELMONDE AVENUE | REQUEST FOR VARIANCES FOR 2-FOOT REAR YARD SETBACK, 2-FOOT SIDE YARD SETBACK, AND 12 PERCENT LOT COVERAGE | JOSH WATERS AS AGENT FOR MARLIN FROISTAD | 1676](#)

- 📎 [Site Plan 1676.pdf](#)
- 📎 [Staff Report 1676.pdf](#)
- 📎 [Maps and Images 1676.pdf](#)

Motion

Board recommends approval of the requested 2-foot variance from the required 5-foot side yard and rear yard setbacks, and approval of the requested 12 percent lot coverage variance for property located at 1642 Delmonde Avenue.

Vote Results (Approved)

Motion: Tom Branch

Second: Eli Karatassos

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Nay |

[17. D3 - 407 COLUMBUS DRIVE | 5-FOOT SIDE YARD SETBACK VARIANCE | REGINA CZARNECKI | 1717](#)

- 📎 [Maps and Images 1717.pdf](#)
- 📎 [Staff Report 1717.pdf](#)
- 📎 [Letters of Opposition 1717.pdf](#)

Motion

Board recommends approval of the requested 5-foot variance from the required 5-foot side yard setback for an attached carport over an existing concrete driveway with condition that gutter with down sprout be placed on the side of carport. Facing neighbor.

Vote Results (Approved)

Motion: Tom Branch

Second: Michael Brown

| | |
|------------------|---------------|
| Tom Branch | - Aye |
| Parker Morgan | - Nay |
| Eli Karatassos | - Nay |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

[18. D4 - 223 EAST BOLTON STREET UNIT B | SPECIAL USE 6 \(INNS, VICTORIAN PLANNED NEIGHBORHOOD CONSERVATION DISTRICT\) | SUSAN GORDON | 1727](#)

- 📎 [Staff Report 1727.pdf](#)
- 📎 [Maps and Images 1727.pdf](#)
- 📎 [Fw_ STVRS and homestay from 223 Bolton st. HOA.pdf](#)
- 📎 [Letter of Opposition 1727.pdf](#)

Motion

Board requests that this application be removed due to improper procedure.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

| | |
|------------------|---------------|
| Tom Branch | - Not Present |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

[19. D5 - 1117 HABERSHAM STREET | SPECIAL USE 8A \(SHORT TERM VACATION RENTAL\) | ROBERT AND RACHEL LAMAR | 1590](#)

[📎 Maps and Images 1590.pdf](#)

[📎 Staff Report 1590.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental) for the property located at 1117 Habersham Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Trapper Griffith

| | |
|------------------|---------------|
| Tom Branch | - Not Present |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Nay |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

[20. D6 - 619 EAST ANDERSON STREET | REQUEST FOR EXPANSION OF A NONCONFORMING USE, VARIANCE FROM FRONT YARD SETBACK, VARIANCE FROM SECTION 8-3089, VARIANCE FROM A USE CONDITION FOR USE 15 REGARDING DISTANCE FROM A CONFORMING RESIDENTIAL LOT | ANTHONY L. EDWARDS AS AGENT FOR BEULAH BAPTIST CHURCH | 1299](#)

[📎 Beulah Site Plan 1299.pdf](#)

[📎 Staff Report 1299.pdf](#)

[📎 Maps and Images 1299\(1\).pdf](#)

Motion

Staff recommends approval of the requested variances for property located at 619 East Anderson Street.

Vote Results (Not Started)

Motion:

Second:

IX. Other Business

[21. 305 EDGEWATER ROAD | REQUEST FOR VARIANCES FROM THE FRONT AND REAR YARD SETBACKS | TYRONE HOLT | 0511](#)

[📎 Staff Report 0511 042618.pdf](#)

[📎 Information from Petitioner 0511.pdf](#)

[📎 Edgewater revised floorplan 033118.pdf](#)

[📎 March Information 0511.pdf](#)

[📎 Maps and Images 0511.pdf](#)

[📎 Opposition Letters 0511.pdf](#)

Motion

Board recommends approval of the requested 2.8-foot rear yard setback variance from the required 25-foot rear yard setback and 2-foot front yard setback variance from the required 50-foot front yard setback, in order to construct a single-family residence at 305 Edgewater Road.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

| | |
|------------------|---------------|
| Tom Branch | - Not Present |
| Parker Morgan | - Aye |
| Eli Karatassos | - Aye |
| Michael Brown | - Aye |
| Willie James | - Not Present |
| Trapper Griffith | - Aye |

X. Adjournment

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.