



## City of Savannah Zoning Board of Appeals

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Arthur A. Mendonsa Hearing Room  
August 23, 2018 - 10:00AM  
MINUTES

### August 23, 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

#### IV. Item(s) Requested to be Removed from the Final Agenda

[1. 425 Pennsylvania Ave. | Front-Yard Setback, Street Side-Yard Setback, and Type B Buffer Variance | City of Savannah | 3654-ZBA](#)

☞ [Site Plan 3654.pdf](#)

☞ [Maps 3654.pdf](#)

☞ [Pictures 3654.pdf](#)

☞ [Staff Report 3654.pdf](#)

[2. 316 EAST JONES ST. | REQUESTING VARIANCE TO PERMIT SIDE AND REAR PORCH ENCLOSED WITH GLAZING | JAMES REARDON AS AGENT FOR FRANCIS PHILLIP | 3611](#)

[3. 106 E. 38th St. | Side Yard Setback Variance | Eric S. Brown as agent for 421 Jefferson, LLC | 3754-ZBA](#)

#### V. Item(s) Requested to be Withdrawn

#### VI. Approval of Minutes

[4. Approval of July 26, 2018 Meeting Minutes](#)

☞ [July 26, 2018 Meeting Minutes.pdf](#)

#### Motion

Approve minutes as written.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

**VII. Approval of Final Agenda**

[5. Approval of the August 23, 2018 Meeting Agenda](#)

**Motion**

Approve the agenda as submitted.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

**VIII. Consent Agenda**

**IX. Old Business**

**X. Regular Agenda**

[6. 1210, 1212 and 0 Wheaton St. | Multi-Family Residential Parking Variance | Robert McCorkle as agent for Live Oak Landing, LP | 4110-ZBA](#)

📎 [Staff Report 4110.pdf](#)

📎 [Application and Site Plan 4110.pdf](#)

📎 [Maps 4110.pdf](#)

📎 [Pictures 4110.pdf](#)

**Motion**

Denial of the requested variance to reduce the project's parking requirement to a uniform 1 space per dwelling unit.

**Vote Results ( Not Started )**

Motion:

Second:

[7. 217 W. Bolton | Side-Yard Setback Variances | Kristin Russell as agent for Richard H. Galloway | 2910-ZBA](#)

📎 [Site Plan 2910.pdf](#)

📎 [COA Report.pdf](#)

📎 [Maps 2910.pdf](#)

📎 [Pictures 2910.pdf](#)

📎 [Staff Report 2910.pdf](#)

**Motion**

Approval of the two requested two-foot side-yard setback variances.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[8. 400 Fort Argyle Rd. | Special Use 13.2.b - Temporary Carnival, Community Fair, Athletic Event, or Other Event of Public Interest | Merritt Landholding, LLC | 4148-ZBA](#)

📎 [Application and Sketch Plan 4148.pdf](#)

📎 [T.Petrea Email 7-12-18.pdf](#)

📎 [Maps 4148.pdf](#)

📎 [Pictures 4148.pdf](#)

📎 [Staff Report 4148.pdf](#)

**Motion**

Approval of the requested temporary use 13.2.b., subject to the following condition:

Prior to the issuance of a temporary use permit, the proposed operation plan shall be reviewed and approved

by the Savannah Police Department, Savannah Fire & Emergency Services, and the Chatham County Health Department.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Eli Karatassos

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[9. Berrien, Purse and Wilson Streets | Historic District Variances - Parking Setback and Height | Jodie Quinter | 4149-ZBA](#)

[☞ Staff Report 4149.pdf](#)

[☞ Application 4149.pdf](#)

[☞ 17-007046-COA Staff Recommendation.pdf](#)

[☞ Maps 4149.pdf](#)

[☞ Pictures 4149.pdf](#)

[☞ Site Plan.pdf](#)

**Motion**

Approval of the requested variances from Section 8-3030(n): 1) a 30 ft. variance from the requirement that parking within the ground floor of a building be set back a minimum of 30 feet from property lines along all public rights-of-way (excluding lanes); and 2) a 2 story variance from the requirement that maximum building height not exceed two stories within 20 feet of a lane. Units may not be used for short term vacation rentals.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Not Present
Parker Morgan	- Nay
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Nay

[10. 434 Jefferson St. | 6% Lot Coverage Variance | Linsey McDougal as agent for Greenbriar Children's Center |](#)

[3653-ZBA](#)

- 📎 [Exhibit 1 - Existing and Proposed Lot Arrangements.pdf](#)
- 📎 [Application and Survey 3653.pdf](#)
- 📎 [Maps 3653.pdf](#)
- 📎 [Pictures 3653.pdf](#)
- 📎 [Staff Report 3653.pdf](#)

**Motion**

Approval of the requested 6% lot coverage variance for Lot C-1 (PIN 2-0032-20-002).

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[11. 7 Drayton St. | Historic District Variance - Windows | Andrew Lynch as Agent for Raghav Sapra | 3663 - ZBA](#)

- 📎 [Staff Report 3663.pdf](#)
- 📎 [Application 3663.pdf](#)
- 📎 [18-002685-COA Staff Recommendation.pdf](#)
- 📎 [Maps 3663.pdf](#)
- 📎 [Pictures 3663.pdf](#)

**Motion**

Approval of the requested variance from Section 8-3030(n)(7) to permit the installation of double-pane windows at 7 Drayton St. Conditions of COA.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Willie James

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

Neil Dawson - Nay

[12. 1201 Habersham St. | Extension of Non-Conforming Use | Patrick Phelps as agent for Joshua Yates | 4175-ZBA](#)

- 📎 [Staff Report 4175.pdf](#)
- 📎 [Application 4175.pdf](#)
- 📎 [2011 ZBA Board Decision -52955.pdf](#)
- 📎 [Maps 4175.pdf](#)
- 📎 [Pictures 4175.pdf](#)
- 📎 [Letters of Support 4175.pdf](#)

**Motion**

Board recommends approval of the requested extension of the non-conforming restaurant use at 1201 Habersham St. Reference 18-003930-COA.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[13. 124 E. Jones St. | Parking Variance | Josh Ward as Agent for Lori Judge and Lou Thomann | 4179-ZBA](#)

- 📎 [Staff Report 4179.pdf](#)
- 📎 [Application and Narrative 4179.pdf](#)
- 📎 [Maps 4179.pdf](#)
- 📎 [Pictures 4179.pdf](#)

**Motion**

Denial of the requested parking variance.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye

Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[14. 411 W. Duffy St. | Appeal of Decision of Preservation Planner | Monica Gelok as Agent for Keith Lind | 3670-ZBA](#)

- 📎 [Staff Report 3670.pdf](#)
- 📎 [Application 3670.pdf](#)
- 📎 [Amended Staff Decision - 411 West Duffy Street 18-001027-COA \[Denied\].pdf](#)
- 📎 [Maps 3670.pdf](#)
- 📎 [Pictures 3670.pdf](#)

**Motion**

Denial of the appeal of the Preservation Planner's (Visual Compatibility Offer) decision 18-001027-COA and uphold the Preservation Planner's decision.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[15. 6510 Waters Ave. | Front-Yard Setback | Jay Maupin as Agent for Corrine Howington | 3753-ZBA](#)

- 📎 [Application 3753.pdf](#)
- 📎 [Background Info 3753.pdf](#)
- 📎 [Maps 3753.pdf](#)
- 📎 [Images 3753.pdf](#)
- 📎 [Staff Report 3753.pdf](#)

**Motion**

Approval of the requested 15 foot street frontage variance from the required 35 foot street frontage setback.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Nay

[16. 827 E. Henry St. | Side-Yard Setback Variances | Michael Condon | 4173-ZBA](#)

- [☞ Staff Report 4173.pdf](#)
- [☞ Application 4173.pdf](#)
- [☞ Maps 4173.pdf](#)
- [☞ Images 4173.pdf](#)

**Motion**

Approval of the requested 2 foot side-yard setback variances along both side yard property lines from the 5 foot side-yard setbacks required.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Michael Brown

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Not Present
Michael Brown	- Aye
Willie James	- Nay
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[17. 4700 Waters Ave. | Announcement Sign Variance | Jennifer Ronneburger as Agent for Chatham County Hospital Authority | 4151-ZBA](#)

- [☞ Staff Report 4151.pdf](#)
- [☞ Application and Plans 4151.pdf](#)
- [☞ Maps 4151.pdf](#)
- [☞ Public Notice Sign.pdf](#)

**Motion**

Denial of the requested variance from the maximum area standards for electronic announcement signs.

**Vote Results ( Rejected )**

Motion: Michael Brown



Second: Parker Morgan	
Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Not Present
Michael Brown	- Aye
Willie James	- Nay
Trapper Griffith	- Not Present
Neil Dawson	- Nay

**Motion**

Continued to September 27, 2018.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Not Present
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[18. 7804 Abercorn St. | Fascia Sign Variances | Mimi Olson as Agent for General Growth Properties, INC. | 3867-ZBA](#)

- [☞ Staff Report 3867.pdf](#)
- [☞ Application and Plans 3867.pdf](#)
- [☞ Maps 3867.pdf](#)
- [☞ Public Notice Sign.pdf](#)

**Motion**

Approval of the three requested variances from the maximum fascia sign area requirements.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Willie James

Tommy Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Not Present
Michael Brown	- Aye
Willie James	- Aye

Trapper Griffith	- Not Present
Neil Dawson	- Aye

**XI. Other Business**

**XII. 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.*