



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
February 22, 2018 - 10:00AM
MINUTES

February 22, 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. Approval of Minutes

[1. Approval of January 25, 2018 Meeting Minutes](#)

[Jan 25, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Tom Branch	- 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 February 22, 2018 Final Agenda](#)

Motion

Approve agenda as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- 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: Michael Brown

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

[4. C2 - 742 MAUPUS AVENUE | SETBACK AND LOT COVERAGE VARIANCE | ELIZABETH SCHMINKE AND JAMES GALLUCCI | 7142](#)

📎 [Maps and Images 7142.pdf](#)

📎 [Staff Report 7142.pdf](#)

📎 [Site Plan 7142.pdf](#)

[5. C3 - 411 WEST DUFFY STREET | SPECIAL USE APPROVAL 5 \(CARRIAGE HOUSE, VICTORIAN DISTRICT\); SETBACK AND PARKING VARIANCE | JOSH WARD AS AGENT FOR KEITH LIND | 0442](#)

📎 [Maps and Images 0442.pdf](#)

📎 [Staff Report 0442.pdf](#)

📎 [Site Plan 0442.pdf](#)

[6. C4 - 2313 WHITAKER STREET | SETBACK VARIANCE | JOSH WARD AS AGENT FOR KEITH LIND | 0443](#)

📎 [Maps and Images 0443.pdf](#)

[☞ Staff Report 0443.pdf](#)

[☞ Site Plan 0443.bmp](#)

VII. Old Business

VIII. Regular Agenda

[7. C5 - 411 EAST PARK AVENUE | SPECIAL USE 8A \(SHORT TERM VACATION RENTAL\) | TED AND CLAIRE SCHUMACHER | 0205](#)

[☞ Maps and Images 0205.pdf](#)

[☞ Staff Report 0205.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental) for the property located at 411 East Park Avenue.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[8. C6 - 202 EAST WALDBURG STREET | SPECIAL USE 8A \(SHORT TERM VACATION RENTAL\) | NICOLE D'AURIOL | 0529](#)

[☞ Maps and Images 0529.pdf](#)

[☞ Staff Report 0529.pdf](#)

Motion

Staff recommends approval of the proposed use #8a (Short Term Vacation Rental) for the property located at 202 East Waldburg Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[9. D1 - 504 EAST BOLTON STREET | SPECIAL USE 8A \(SHORT TERM VACATION RENTAL\) | MICHAEL LASTFOGEL AS AGENT FOR ALBERT G. ZAKAIB | 0530](#)

- [📎 Maps and Images 0530.pdf](#)
- [📎 Staff Report 0530.pdf](#)
- [📎 Letter of Opposition File #18-000530-ZBA & File #18-000532-ZBA.pdf](#)

Motion

Board recommends denial of the proposed use #8a (Short Term Vacation Rental) for the property located at 504 East Bolton Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

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

[10. D2 - 502 EAST BOLTON STREET | SPECIAL USE 8A \(SHORT TERM VACATION RENTAL\) | MICHAEL LASTFOGEL AS AGENT FOR ALBERT G. ZAKAIB | 0532](#)

- [📎 Maps and Images 0532.pdf](#)
- [📎 Staff Report 0532.pdf](#)
- [📎 Letter of Opposition File #18-000530-ZBA & File #18-000532-ZBA.pdf](#)

Motion

Board recommends denial of the proposed use #8a (Short Term Vacation Rental) for the property located at 502 East Bolton Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

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

[11. D3 - 32 AND 38 WEST FAIRMONT AVENUE | VARIANCE FROM STREET CLASSIFICATION REQUIREMENT FOR USE 75b \(SELF-STORAGE MINI-WAREHOUSE\) | DAVID HORNSBY | 7146](#)

- [📎 Concept Plan 7146.pdf](#)

- 📎 [Maps and Images 7146.pdf](#)
- 📎 [Staff Report 7146.pdf](#)
- 📎 [Existing Lot Layout 7146.pdf](#)

Motion

Board recommends denial of the requested variance from the requirement of Section 8-3025(b), subsection 75b(b), ";Self-storage mini-warehouse,"; which requires facilities to be accessed from a street classified as collector or greater.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

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

[12. D4 - 4312 CAMPBELL STREET | SETBACK AND LOT COVERAGE VARIANCE | PAUL BUSH AS AGENT FOR JULIE ELEASE NEWTON | 0144](#)

- 📎 [Maps and Images 0144.pdf](#)
- 📎 [Staff Report0144.pdf](#)
- 📎 [Site Plan And Variance Request 0144.pdf](#)

Motion

Staff recommends approval of the requested 3-foot 4 inch variance from the required 15-foot side yard setback per Section 8-3057 and approve of the request for a 1.72 percent lot coverage variance (above the permitted 30 percent lot coverage) in order to construct a garage.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[13. D5 - 324 EAST 60TH STREET | SETBACK VARIANCE | ALVA E. HEIDEL | 0177](#)

- 📎 [Maps and Images 0177.pdf](#)
- 📎 [Staff Report 0177.pdf](#)

[Site Plan 0177.pdf](#)

Motion

Board recommends approval of the requested 4-foot variance from the required 5-foot side yard setback in order to complete the construction of a carport over an existing driveway with condition that carport remains open.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[14. D6 - 305 EDGEWATER ROAD | SETBACK VARIANCE | TYRONE L. HOLT | 0511](#)

[Maps and Images 0511.pdf](#)

[Opposition Letter 0511.pdf](#)

[Staff Report 0511 Revised 022118.pdf](#)

[Updated Site Plan 0511.jpg](#)

Motion

Board recommends continuance to March 22, 2018 ZBA meeting.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

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

[15. D7 - 540 EAST 32nd STREET | SETBACK VARIANCES | JOHN SUMNER AS AGENT FOR JSRB VENTURES | 0528](#)

[Staff Report 0528.pdf](#)

[Maps and Images 0528.pdf](#)

[Plans 543 East Anderson 4-12-17.pdf](#)

[Site Plan 0528.pdf](#)

[18-000528 and 533 ZBA Letter of Opposition.pdf](#)

Motion

Staff recommends approval of the requested 10.5-foot variance from the required 21.5-foot front yard setback, and approval of the requested 1-foot variance from the required 5-foot side yard setback for both side yards in order to construct a two-story single-family residence at 540 East 32nd Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[16. D8 - 532 EAST 32ND STREET | SETBACK VARIANCES | JOHN SUMNER AS AGENT FOR JSRB VENTURES | 0533](#)

[18-000528 and 533 ZBA Letter of Opposition.pdf](#)

[Plans 543 East Anderson 4-12-17.pdf](#)

[Site Plan 0533.pdf](#)

[Staff Report 0533.pdf](#)

[Maps and Images 0533.pdf](#)

Motion

Staff recommends approval of the requested 5-foot variance from the required 15-foot front yard setback, and approval of the requested 1-foot variance from the required 5-foot side yard setback for both side yards in order to construct a two-story single-family residence at 532 East 32nd Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

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

[17. D9 - 305 & 315 WEST WAYNE STREET | VARIANCE FROM 8-3030\(n\)\(14\)\(b\) TO ALLOW GROUND FLOOR PARKING TO BE SETBACK LESS THAN 30-FEET FROM THE PROPERTY LINE | GARY SANDERS | 0534](#)

[COA Site Plan Submittal.pdf](#)

- [COA Staff Report 16-003487-COA.pdf](#)
- [Maps and Images 0534.pdf](#)
- [Staff Report 0534.pdf](#)
- [File No. 18-000534-ZBA _ Opposition Letter.pdf](#)

Motion

Board recommends approval of the requested variance from the required 30-feet explained in Section 8-3030(n)(14)(b) for 305 and 315 West Wayne Street with condition that parking be within building.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

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

[18. D10 - 223 EAST 51ST STREET | LOT COVERAGE VARIANCE | CINDY CUPP | 0508](#)

- [Staff Report 0508.pdf](#)
- [223 51st Street Variance Request _ Opposition Letter.pdf](#)
- [Amended Site Plan 0508.pdf](#)
- [Maps and Images 0508.pdf](#)
- [Submitted Supplemental Information 0508.pdf](#)
- [Re_ Application NO_ 18-000508-ZBA _ Letter of Support.pdf](#)
- [223 E. 51st St. variance _ Feb 22 _ Opposition Letter.pdf](#)
- [Zoning 223 East 51st Street_Opposition Letter.pdf](#)
- [Zoning 223 East 51st Street_Opposition Letter.pdf](#)

Motion

Staff recommends approval of the 2.98 percent lot coverage variance from the required 31.1 percent in order to construct a two-story, two-car garage located in the rear yard of property located at 223 East 51st Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Not Present
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Not Present

Michael Brown	- Aye
Willie James	- Aye

IX. Other Business

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.