



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
June 28, 2018 - 10:00AM  
Minutes

### June 28, 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 the May 24, 2018 Meeting Minutes](#)

[May 24, 2018 Meeting Minutes.pdf](#)

#### **Motion**

Approve as submitted.

#### **Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Aye

#### V. Approval of Final Agenda

##### [2. Approval of the June 28, 2018 Meeting Agenda](#)

#### **Motion**

Approve agenda as amended.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Tom Branch

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

**VI. Consent Agenda**

[3. Approval of the Consent Agenda](#)

**Motion**

Approve consent agenda as amended.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[4. 1812 DRAYTON STREET | CONVERSION OF AN EXISTING RESIDENTIAL STRUCTURE INTO A DUPLEX | FRANK STEVENS AS AGENT FOR CYNTHIA CREIGHTON-JONES | 2419](#)

[☞ Staff Report 2419.pdf](#)

[☞ Maps and Images 2419.pdf](#)

[☞ Site Plans 2419.pdf](#)

**Motion**

Staff recommends approval of the proposed use Section 8-3217 #2 (Conversion to Provide Additional Units in Existing Building) for the property located at 1812 Drayton Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[5. 6980 HOWARD FOSS DRIVE | REQUEST FOR REAR YARD SETBACK VARIANCE | PAUL BUSH AS AGENT FOR THERESA HOLMES | 2761](#)

- 📎 [Maps and Images 2761.pdf](#)
- 📎 [Site Plan and Details 2761.pdf](#)
- 📎 [Staff Report 2761 \(2\).pdf](#)

**Motion**

Staff recommends approval of the requested 18-foot rear yard setback variance from the 25-feet required in order to construct an addition to an existing home at 6980 Howard Foss Drive.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[6. 7400 ABERCORN STREET SUITE 809 | SPECIAL USE 47f \(CONSUMER FIREWORKS RETAIL SALES FACILITY\) | CHRISTOPHER ALEMAN AS AGENT FOR GARY BAZYDLO | 2916](#)

- 📎 [Maps and Images 2916.pdf](#)
- 📎 [PARTY 365 \(7400 Tax Cert\).pdf](#)
- 📎 [Information from Application 2916.pdf](#)
- 📎 [Staff Report 2916.pdf](#)

**Motion**

Staff recommends approval of the proposed Use #47f (Consumer fireworks retail sales facility) for the property located at 7400 Abercorn Street, Suite 809.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[7. 3402 ABERCORN STREET | LOT COVERAGE VARIANCE | RESHMA JOHNSON AS AGENT FOR LORETTA M. ROZIER | 2940](#)

- 📎 [Staff Report 2940.pdf](#)
- 📎 [Maps and Images 2940.pdf](#)
- 📎 [Information from Application 2940.pdf](#)

[Site Plan 2940.pdf](#)

**Motion**

Staff recommends approval of the requested seven percent (7%) variance in building lot coverage for the construction of the proposed rear terrace roof, carriage house entranceway roof, and covered walkway for property located at 3402 Abercorn Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[8. 807 WEST 53RD STREET | REQUEST FOR A 16-FOOT REAR YARD AND A 16-FOOT FRONT YARD SETBACK VARIANCE FROM THE 25-FEET REQUIRED AND A VARIANCE FROM SECTION 8-3011 TO ALLOW AN ACCESSORY BUILDING TO BE LOCATED WITHIN THE SIDE YARD OF PROPERTY | PATRICIA CAMPBELL | 2868](#)

[Site Plan 2868.pdf](#)

[Maps and Images 2868 \(2\).pdf](#)

[Staff Report 2868 \(2\).pdf](#)

**Motion**

Staff recommends approval of the requested 16-foot front yard setback variance from the 25-feet required and the 16-foot rear yard setback variance from the 25-feet required and approval of a variance from Section 8-3011 to allow an accessory storage building to be located in the side yard in order to construct a residence and storage building at 807 West 53rd Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[9. 3025 BULL STREET | REQUEST FOR EXPANSION OF A NONCONFORMING USE AND APPROVAL OF A VARIANCE FROM SIDE YARD SETBACK | HAROLD YELLIN AND JOSHUA YELLIN AS AGENTS FOR PATRICIA LYONS | 2914](#)

[Staff Report 2914.pdf](#)

[Maps and Images 2914 \(2\).pdf](#)

[Site Plan 2914.pdf](#)

**Motion**

Staff recommends approval of the requested 15-foot side yard setback variance from the 50-feet required and approval for an expansion of a non-conforming use for property located at 3025 Bull Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[10. 1012 EAST 36TH STREET | REQUEST FOR A FRONT YARD SETBACK VARIANCE AND APPROVAL FOR SPECIAL USE 15 \(CHURCH AND OTHER PLACES OF WORSHIP\) | TOM HAVENS AS AGENT FOR METRO SAVANNAH BAPTIST CHURCH | 2899](#)

- 📎 [Maps and Images 2899.pdf](#)
- 📎 [Staff Report 2899.pdf](#)
- 📎 [14-003227-ZBA - Decision Signed.pdf](#)
- 📎 [Site Pland and Elevations 2899.pdf](#)

**Motion**

Staff recommends approval of the requested 24.5-foot front yard setback variance from the 50-feet required and approval of Special Use 15 (Church and other places of worship) for property located at 1012 East 36th Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

**VII. Old Business**

[11. 616 EAST PARK AVENUE LANE | REQUEST FOR REHEARING - REQUEST FOR A VARIANCE FROM SECTION 8-3051 TO ALLOW AN 8-FOOT HIGH FENCE | CAROL S. MILLER | 2416](#)

- 📎 [Staff Report 2416 -Rehearing.pdf](#)
- 📎 [Maps and Images 2416.pdf](#)
- 📎 [Scanned Pictures From Applicant 2416.pdf](#)
- 📎 [Signed Decision 2416 - May 24th ZBA Meeting.pdf](#)
- 📎 [Sketch 2416.pdf](#)

[East Park Lane Survey - Development Services.pdf](#)

[Letters of Opposition 2416.pdf](#)

**Motion**

Staff recommends denial of the requested variance from Section 8-3051 to allow an 8-foot high fence for property located at 616 East Park Avenue Lane.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

**Motion**

Staff recommends approval to rehear File No. 18-002416-ZBA regarding property located at 616 East Park Avenue Lane.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

**VIII. Regular Agenda**

[12. 301 TATTNALL STREET | REQUEST FOR VARIANCE FROM SECTION 8-3030\(n\)\(2\)\(b\)\(viii\)\(2\) | ANDREW LYNCH AS AGENT FOR IDEAL HOSPITALITY INVESTMENT | 2408](#)

[16-006855-COA.pdf](#)

[Staff Report 2408.pdf](#)

[Maps and Images 2408.pdf](#)

[Elevations from Submittal Packet - COA.pdf](#)

[Submittal Packet - COA.pdf](#)

**Motion**

Staff recommends approval of the requested variance from the requirements of the Historic District Ordinance, Section 8-3030(n)(2)(b)(viii) which requires a height of at least twelve (12) feet for second stories and a height of at least ten (10) feet for all stories above the second story.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Michael Brown

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[13. 420 LAWTON AVENUE | REQUEST FOR A 4 PERCENT LOT COVERAGE VARIANCE FROM THE 30 PERCENT MAXIMUM | JOHN BLAIR SUTHERLAND | 2403](#)

📎 [Information from Application 2403.pdf](#)

📎 [Staff Report 2403.pdf](#)

📎 [Maps and Images 2403.pdf](#)

**Motion**

Staff recommends denial of the requested 4 percent lot coverage variance from the 30 percent maximum for property located at 420 Lawton Avenue.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Aye

[14. 115 WEST BOLTON STREET | REQUEST FOR APPROVAL OF SPECIAL USE 31 \(BANKS AND OFFICES, 3 STORIES OR LESS\) | CHRISTIAN SOTTILE | 2912](#)

📎 [Maps and Images 2912.pdf](#)

📎 [115 W Bolton Parking Interpretation.pdf](#)

📎 [Staff Report 2912 2.pdf](#)

📎 [115 West Bolton St, 18-002912 - Letter of Support.pdf](#)

📎 [Recorded Plat 2912.pdf](#)

📎 [Letter of Opposition 2912.pdf](#)

**Motion**

Staff recommends approval of the proposed Special Use 31 (Banks and offices, 3 stories or less) for the

property located at 115 West Bolton Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Michael Brown

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[15. 503 EAST 62ND STREET | REQUEST FOR VARIANCES FROM THE SIDE YARD SETBACK AND BUILDING COVERAGE STANDARDS| DOMINICK TAMBON | 2763](#)

📎 [Maps and Images 2763.pdf](#)

📎 [Staff Report 2763.pdf](#)

📎 [Site plan 2763.pdf](#)

**Motion**

Motion to approve the requested 1-foot side yard setback variance from the 5-feet required and a 1.8 percent building lot coverage variance from the 30 percent maximum in order to construct an addition to an existing home at 503 East 62ND Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[16. 1211 EAST 48TH STREET | REQUEST FOR LOT COVERAGE VARIANCE | FRANK STEVENS AS AGENT FOR BROOKE WEXLER AND JEFF EASON | 2944](#)

📎 [Staff Report 2944.pdf](#)

📎 [Maps and Images 2944.pdf](#)

📎 [Site Plan 2944.pdf](#)

**Motion**

Motion to approve the requested 2.26 lot coverage variance from the 30 percent maximum in order to construct a bathroom addition at 1211 East 48th Street.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James



Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

17. 203-205 EAST GWINNETT STREET | REQUEST FOR A 5 OFF-STREET PARKING SPACE VARIANCE | MONICA GELOK AS AGENT FOR KEITH LIND | 2202

- 🔗 [17-004979-SUBP - White Ward - 2-Lot Minor SD - 203 East Gwinnett Street.pdf](#)
- 🔗 [decision signed 1078.pdf](#)
- 🔗 [Maps and Images 2202.pdf](#)
- 🔗 [203 E. Gwinnet Boundary \(1\).pdf](#)
- 🔗 [Staff Report 2202.pdf](#)
- 🔗 [Letters of Opposition 2202.pdf](#)

**Motion**

Staff recommends denial of the requested 5-off-street parking variance from required 12 spaces per Section 8-3028(q) of the Victorian District Ordinance for property located at 203 and 205 East Gwinnett Street.

**Vote Results ( Approved )**

Motion: Tom Branch  
Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

18. 611 WEST JONES STREET | REQUEST FOR A 57 PARKING SPACE VARIANCE FROM SECTION 8-3089 | HARVEY BREAM AS AGENT FOR MICHAEL DUCK | 2918

- 🔗 [Available Parking Info from Petitioner 2918.pdf](#)
- 🔗 [Staff Report 2918.pdf](#)
- 🔗 [Maps and Images 2918.pdf](#)

**Motion**

Motion to continue to the next ZBA meeting on July 26.

**Vote Results ( Approved )**

Motion: Tom Branch  
Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye

Willie James

- Aye

[19. 401 EAST BAY STREET | REQUEST FOR A VARIANCE FROM SECTION 8-3082\(R\) FOR A 150-FOOT DISTANCE VARIANCE FROM THE 150-FEET MAXIMUM DISTANCE ALLOWED FOR REMOTE PARKING | JAY MAUPIN AS AGENT FOR ROBERT BLOOD | 2867](#)

📎 [Parking 2867.pdf](#)

📎 [Maps and Images 2867.pdf](#)

📎 [LOI - Parking Garage.pdf signed.pdf](#)

📎 [Staff Report 2867.pdf](#)

📎 [Letters of Opposition 2867.pdf](#)

📎 [Site Plan 2867.pdf](#)

**Motion**

Petitioner requested that the petition be continued to the next ZBA meeting on July 26.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Michael Brown

Tom Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

[20. 21 EAST MCDONOUGH STREET, 231 DRAYTON STREET AND 20 EAST PERRY STREET | REQUEST FOR A VARIANCE FROM SECTION 8-3121 TO ALLOW NEW SIGNS TO BE PLACED ON A RECOVERED AWNING | ESTELLE NADEL AS AGENT FOR WILLIAM R. LEE | 2757](#)

📎 [Updated Plans.pdf](#)

📎 [Letters of Opposition 2757.pdf](#)

📎 [Maps and Images 2757.pdf](#)

📎 [Staff Report 2757.pdf](#)

📎 [COA 2 - 21 East McDonough Street March 1, 2018 \[Amended June 21, 2018\].pdf](#)

**Motion**

Motion to approve the requested variances from Section 8-3121 to increase the maximum sign area for two awning signs ("McDonoughs") from 20 square feet to 27 square feet, and from the standard which allows one awning sign to be located for each entrance that provides public access.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

Tom Branch	- Aye
Eli Karatassos	- Aye

Michael Brown	- Nay
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.*