



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
May 24, 2018 - 10:00AM
Minutes

May 24, 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. 521 EAST BOLTON STREET | SPECIAL USE APPROVAL 8A \(SHORT TERM VACATION RENTAL\) | DANIEL GLASER | 2410](#)

Motion

The petitioner has requested to withdraw File No. 18-002410-ZBA from Zoning Board of Appeals consideration.

Vote Results (Not Started)

Motion:

Second:

[2. 1812 DRAYTON STREET | CONVERSION OF AN EXISTING STRUCTURE AND LOT AREA VARIANCE | FRANK STEVENS AS AGENT FOR CYNTHIA CREIGHTON-JONES | 2419](#)

Motion

The petitioner has requested File No. 18-002419-ZBA to be continued to the June 28th, 2018 Zoning Board of Appeals Meeting.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[3. 203-205 EAST GWINNETT STREET | REQUEST FOR A 5 OFF-STREET PARKING SPACE VARIANCE | MONICA GELOK AS AGENT FOR KEITH LIND | 2202](#)

Motion

File No. 18-002202-ZBA is continued to the June 28th Zoning Board of Appeals Meeting.

Vote Results (Approved)

Motion: Eli Karatassos
Second: Michael Brown

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

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

Motion

File No. 18-002403-ZBA is continued to the June 28th Zoning Board of Appeals Meeting.

Vote Results (Approved)

Motion: Trapper Griffith
Second: Michael Brown

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[5. 301 TATTNALL STREET | REQUEST FOR VARIANCE FROM SECTION 8-3030\(n\)\(2\)\(b\)\(viii\)\(2\) | ANDREW LYNCH AS AGENT FOR MEHUL PATEL | 2408](#)

Motion

File No. 18-002408-ZBA has been continued to the June 28th Zoning Board of Appeals Meeting.

Vote Results (Approved)

Motion: Michael Brown
Second: Trapper Griffith
Parker Morgan - Aye
Eli Karatassos - Aye
Michael Brown - Aye
Willie James - Aye
Trapper Griffith - Aye

IV. Approval of Minutes

[6. Approval of the April 26, 2018 Meeting Minutes](#)

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

Motion
Approve the April 26, 2018 Meeting Minutes as submitted.
Vote Results (Approved)
Motion: Willie James
Second: Trapper Griffith
Parker Morgan - Aye
Eli Karatassos - Aye
Michael Brown - Aye
Willie James - Aye
Trapper Griffith - Aye

V. Approval of Final Agenda

[7. Approval of the May 24, 2018 Meeting Agenda](#)

Motion
Approve as submitted.
Vote Results (Approved)
Motion: Eli Karatassos
Second: Trapper Griffith
Parker Morgan - Aye
Eli Karatassos - Aye
Michael Brown - Aye
Willie James - Aye
Trapper Griffith - Aye

VI. Consent Agenda

[8. Approval of Consent Agenda](#)

Motion

Approve the consent agenda as submitted.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[9. 210 WEST BOLTON STREET | REQUEST FOR VARIANCE FROM SIDE YARD SETBACKS AND LOT COVERAGE | JON LEONARD AS AGENT FOR SAWYER DESIGN | 2199](#)

📎 [Maps and Imagery 2199.pdf](#)

📎 [210 West Bolton St Plans.pdf](#)

📎 [COA Decision 2199.pdf](#)

📎 [Staff Report 2199.pdf](#)

Motion

Staff recommends approval of the requested 5-foot variance from the required 5-foot side yard setbacks, and approval of the requested 13 percent lot coverage variance for property located at 210 West Bolton Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[10. 407 EAST 40TH STREET | BUILDING FRONTAGE AND MINIMUM HEIGHT VARIANCE FROM MID-CITY DISTRICT ORDINANCE | HAROLD TESSENDORF AS AGENT FOR COASTAL EMPIRE HABITAT FOR HUMANITY | 2168](#)

📎 [Site Plan 2168.pdf](#)

📎 [COA 1445.pdf](#)

📎 [Maps and Images 2168.pdf](#)

📎 [Staff Report 2168.pdf](#)

Motion

Staff recommends approval of the requested variances from Section 8-3214(5) of the Mid-City District Ordinance for a 17 percent building frontage variance from the 70 percent required and a variance from the minimum height standards to allow a one-story single-family residence on a block face with two-story buildings.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[11. 124 EAST 45TH STREET | REQUEST FOR A 25-FOOT REAR YARD SETBACK VARIANCE | JOSH BULL AS AGENT FOR MARIA NOMITA BRADY | 2405](#)

📎 [Staff Report 2405.pdf](#)

📎 [Plans 2405.pdf](#)

📎 [Maps and Images 2405.pdf](#)

Motion

Staff recommends approval of the requested 25-foot rear yard setback variance from the 25-foot rear yard setback required in order to construct a roof structure that connects an existing residence to an existing carriage house for property located at 124 East 45th Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[12. 608 HAMPTON STREET | REQUEST FOR EXTENSION OF A PREVIOUSLY APPROVED ZBA DECISION | ANNE K SMITH AS AGENT FOR ST. ANDREWS INDEPENDENT EPISCOPAL CHURCH | 2400](#)

📎 [Maps and Images 2400.pdf](#)

📎 [ZBA Decision 2017.pdf](#)

📎 [Site Plans and Elevations 2400.pdf](#)

📎 [Staff Report 2400.pdf](#)

Motion

Staff finds that the previous findings and proposed use has remained consistent since the request from May 25, 2017 was approved by the Zoning Board of Appeals. Staff recommends approval of the requested extension of a previous Zoning Board of Appeals decision (File No. 17-002374-ZBA) for property located at 608 Hampton Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

VII. Old Business

VIII. Regular Agenda

[13. 619 EAST ANDERSON STREET | REQUEST FOR EXPANSION OF A NONCONFORMING USE, VARIANCE FROM FRONT YARD SETBACK, 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](#)
- 📎 [Maps and Images 1299\(1\).pdf](#)
- 📎 [Parking Study 1299.pdf](#)
- 📎 [Staff Report 1299.pdf](#)

Motion

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

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[14. 1300 WHEATON STREET, 0 HELMKEN STREET AND 0 MASTICK STREET | REQUEST FOR A VARIANCE FROM SECTION 8-3082\(w\) TO ALLOW PARKING WITHIN FRONT YARD SETBACK | ROBERT L. MCCORKLE, III AS AGENT FOR PARTH PATEL | 2407](#)

- 📎 [Maps and Images 2407.pdf](#)

[Site plan 2407.pdf](#)

[Staff Report 2407.pdf](#)

Motion

Staff recommends approval of the requested variance from Section 8-3082(w) to allow 8 off-street parking spaces within the required front yard setback to count towards required parking for a proposed convenience store to be located at 1300 Wheaton Street, 0 Mastick Street and 0 Helmken Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[15. 7006 DAMASCUS ROAD | REQUEST FOR 5-FOOT SIDE YARD SETBACK AND 13.5-FOOT FRONT YARD SETBACK VARIANCES | MICHAEL LARUE SAUSSY | 2158](#)

[Maps and Images 2158.pdf](#)

[Proposed Plot Plan 2158\(1\).pdf](#)

[Staff Report 2158.pdf](#)

Motion

Staff recommendation to deny the request of the requested 5-foot side yard setback variance from the required 5-foot side yard setback and denial for a 13.5-foot front yard setback variance from the required 50 feet front yard setback in order to construct an attached carport over an existing driveway.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Parker Morgan	- Nay
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[16. 616 EAST PARK AVENUE LANE | REQUEST FOR VARIANCE FROM SECTION 8-3066\(f\)\(2\) TO ALLOW A FENCE HEIGHT OF GREATER THAN 8-FEET | CAROL S. MILLER | 2416](#)

[Letters from Applicant.pdf](#)

[Sketch 2416.pdf](#)

[Staff Report 2416.pdf](#)

- 📎 [Maps and Images 2416.pdf](#)
- 📎 [East Park Lane Survey - Development Services.pdf](#)
- 📎 [Letters of Opposition 2416.pdf](#)

Motion

Staff recommends denial of the requested variance from Section 8-3066(f)(2) to allow a greater than 8-foot high fence for property located at 616 East Park Avenue Lane.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[17. 142 GREYFIELD CIRCLE | REQUEST FOR REAR YARD SETBACK VARIANCE | GREGG COLE AS AGENT FOR BOB WALSH | 2200](#)

- 📎 [Site Plan 2200.pdf](#)
- 📎 [Maps and Images 2200.pdf](#)
- 📎 [Staff Report 2200.pdf](#)

Motion

Motion to approve the requested 5-foot 2-inch rear yard setback variance from the required 25-feet for property located at 142 Greyfield Circle sub section D.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Trapper Griffith

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Aye

[18. 322 EAST TAYLOR STREET AND 0 EAST JONES STREET | REQUEST FOR A 5-SPACE PARKING VARIANCE | HAROLD YELLIN AND JOSHUA YELLIN AS AGENTS FOR MERCY HOUSING GEORGIA III, L.P. | 1858](#)

- 📎 [Zoning Inspector Interpretation.pdf](#)
- 📎 [Maps and Images 1858.pdf](#)
- 📎 [Surveys.pdf](#)
- 📎 [Staff Report 1858.pdf](#)

Motion

Staff recommends approval of the requested 5-off-street parking space variance from the approved 37 off-street parking spaces provided for nonconforming property located at 322 East Taylor Street and 0 East Jones Street.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[19. 110 EAST 38TH STREET | REQUEST FOR LOT AREA VARIANCE AND GROUND FLOOR HEIGHT VARIANCE | ERIC BROWN | 2492](#)

📎 [Lot Layout with Easement 2492.pdf](#)

📎 [Recorded Plat.pdf](#)

📎 [Maps and Images 2492.pdf](#)

📎 [Staff Report 2492.pdf](#)

📎 [Access Easement 2492.pdf](#)

Motion

Staff recommends approval of the requested 6 percent lot area variance from the 3,000 square foot requirement in order to construct a single-family home on property located at 110 East 38th Street.

The petitioner is requesting approval of a 1-foot variance from Section 8-3216 to allow the ground level of the proposed residential building to be 12-feet in height.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[20. 108 EAST 38TH STREET | REQUEST FOR LOT AREA VARIANCE AND GROUND FLOOR HEIGHT VARIANCE | ERIC BROWN | 2493](#)

📎 [Lot Layout with Easement 2493.pdf](#)

📎 [Recorded Plat.pdf](#)

[📎 Maps and Images 2493.pdf](#)

[📎 Staff Report 2493.pdf](#)

[📎 Access Easement 2492.pdf](#)

Motion

Staff recommends approval of the requested 6 percent lot area variance from the 3,000 square foot requirement in order to construct a single-family home on property located at 108 East 38th Street.

The petitioner is requesting approval of a 1-foot variance from Section 8-3216 to allow the ground level of the proposed residential building to be 12-feet in height.

Vote Results (Not Started)

Motion:

Second:

[21. 2210 MONTGOMERY STREET | REQUEST FOR A FRONT YARD SETBACK AND OFF-STREET PARKING SPACE VARIANCES | TOM HAVENS AS AGENT FOR BENJAMIN AND MEGHAN EBERLY | 2399](#)

[📎 Maps and Images 2399.pdf](#)

[📎 Updated Site Plan 2399.pdf](#)

[📎 Staff Report 2399.pdf](#)

Motion

Motion to approve the request of a 44.5-foot front yard setback variance from the 85-feet required and of a 9-foot off-street parking space variance from the 20 required for a proposed mixed-use building located at 2210 Montgomery Street sub-section D.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Parker Morgan - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - 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.