



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
October 25, 2018 - 10:00AM
FINAL AGENDA

OCTOBER 25, 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" in the meeting room on the podium. 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

V. Item(s) Requested to be Withdrawn

VI. Approval of Minutes

[1. Approval of September 27, 2018 Meeting Minutes](#)

📎 [September 27, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Tommy Branch - Aye

Parker Morgan - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

VII. Approval of Final Agenda

2. Approval of October 25, 2018 Final Agenda

Motion

Approve agenda as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Neil Dawson

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

3. 303 & 305 Berrien St.; 304 & 306 Taylor St. | Historic District Ordinance Variance | Christian Sottile as agent for 421 Jefferson St., LLC | 5433-ZBA

- 📎 [Application 5433.pdf](#)
- 📎 [Site Plans and Elevations 5433.pdf](#)
- 📎 [Maps 5433.pdf](#)
- 📎 [CoA Reports 5433.pdf](#)
- 📎 [Newspaper Ad 5433.pdf](#)
- 📎 [Staff Report 5433.pdf](#)

Motion

Approve staff's recommendation to approve the requested variance from Section 8-3030(n)(13) to permit 16-foot-wide garage doors internal to the site for the proposed dwelling units at 303 & 305 Berrien St. and 304 & 306 Taylor St.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye

Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[4. 611 West Jones St. | Parking Space Variance | Harvey Bream as agent for Michael Duck | 5424-ZBA](#)

- 📎 [Application 5424.pdf](#)
- 📎 [Maps and Images 5424.pdf](#)
- 📎 [Newspaper Ad 5424.pdf](#)
- 📎 [Exhibit 1- Zoning Administrator Parking Calculations.pdf](#)
- 📎 [Staff Report 5424.pdf](#)

Motion

Approve staff's recommendation to approve the seventeen (17) space parking variance for the property located at 611 West Jones Street

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Abstain

[5. 504 E. 51st St. | Lot Coverage Variance | Grant Hepburn | 5430-ZBA](#)

- 📎 [Application 5430.pdf](#)
- 📎 [Newspaper Ad 5430.pdf](#)
- 📎 [Maps 5430.pdf](#)
- 📎 [Site Plan 5430.pdf](#)
- 📎 [Staff Report 5430.pdf](#)

Motion

Approve staff's recommendation to approve the requested variance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Aye
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Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[6. 1913 Whitaker St. | Density Variance | Leigh Colver | 5401-ZBA](#)

- 📎 [Application and Site Plan 5401.pdf](#)
- 📎 [Newspaper Ad 5401.pdf](#)
- 📎 [Past Interpretation - FW_ ZBA jurisdiction to grant density variance.pdf](#)
- 📎 [Maps 5401.pdf](#)
- 📎 [Staff Report 5401\(1\).pdf](#)
- 📎 [Pictometry and Streetview 5401.pdf](#)
- 📎 [Re - File number 18-004763-ZBA.pdf](#)

Motion

Approve staff's recommendation to approve the requested variance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Nay
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Nay

[7. 4700 Waters Ave. | Sign Variance | Steve Fitts Sr. as agent for Memorial Health | 5402-ZBA](#)

- 📎 [Application and Plans 5402.pdf](#)
- 📎 [Newspaper Ad 5402.pdf](#)
- 📎 [Maps 5402.pdf](#)
- 📎 [Staff Report 5402.pdf](#)

Motion

Approve staff's recommendation to approve all requested variances and authorize four-sided signs for signs 8,9,10 and 11.

Vote Results (Approved)

Motion: Eli Karatassos	
Second: Willie James	
Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Nay

[8. 11502 Abercorn St. | Sign Variance | Bobbie Stephens as agent for Inman and Mary Sue Hodges Ltd. | 5434-ZBA](#)

- 📎 [Application and Plans 5434.pdf](#)
- 📎 [KFC 11502 Abercorn St. Sign Permit Docs.pdf](#)
- 📎 [Maps 5434.pdf](#)
- 📎 [Newspaper Ad 5434.pdf](#)
- 📎 [KFC 11502 Abercorn St. Sign Permit App.pdf](#)
- 📎 [Staff Report 5434.pdf](#)
- 📎 [Pictometry and Streetview 5434.pdf](#)

Motion

Approval of the requested principal use sign area variance and approval of the supplemental sign area variance.

Vote Results (Approved)

Motion: Eli Karatassos	
Second: Willie James	
Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[9. 256 E. Perry St. | Appeal of HDBR Decision | Harold B. Yellin as agent for Perry Lane Owner, LLC | 5435-ZBA](#)

- 📎 [Application and HDBR Action 5435.pdf](#)
- 📎 [Maps 5435.pdf](#)
- 📎 [Exhibit 1 - August 12, 2015 Plans.pdf](#)
- 📎 [Exhibit 2 - December 9, 2015 Plans.pdf](#)

- ⊗ [Exhibit 3 \(reduced\) - January 13, 2016 Plans.pdf](#)
- ⊗ [Exhibit 4 - September 14, 2016 Plans.pdf](#)
- ⊗ [Exhibit 5 - September 12, 2018 Plans.pdf](#)
- ⊗ [COA - 200 Block Esst McDonough Street North Building 2710-COA 8-12-16.pdf](#)
- ⊗ [COA - 256 East Perry Street \[North Building\] 16-004679-COA - September 13, 2016.pdf](#)
- ⊗ [COA - 256 East Perry Street \[North Building\] 16-004679-COA -9-14-16.pdf](#)
- ⊗ [COA - 256 E. Perry Street \[North Building\] 15-002710-COA Part 1 and 2 Approval 1-13-16.pdf](#)
- ⊗ [Newspaper Ad 5435.pdf](#)
- ⊗ [Picture - Blocked Door.pdf](#)
- ⊗ [Staff Report 5435.pdf](#)
- ⊗ [Sec. 8-3030 Savannah HD Ordinance, FINAL 3-19-15.pdf](#)

Motion

Uphold HDBR's denial of the Certificate of Appropriateness upon finding no abuse of discretion and no procedural error.

Vote Results (Approved)

Motion: Tommy Branch

Second: Eli Karatassos

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Abstain

10. 2201 Bull St. | Appeal of an MPC Decision | Daniel Walters | 5365-ZBA

- ⊗ [Application 5365.pdf](#)
- ⊗ [Minutes - August 28th MPC.pdf](#)
- ⊗ [Newspaper Ad 5365.pdf](#)
- ⊗ [Starland Village - Staff Report.pdf](#)
- ⊗ [Starland Village Revised GDP.pdf](#)
- ⊗ [Maps 5365.pdf](#)
- ⊗ [Article K Mid City \(May 29th, 2018\) pdf](#)
- ⊗ [Staff Report 5365.pdf](#)
- ⊗ [Revised-Application_2201 Bull St 18-005423-ZBA Pg 2 REVISED Letter of Authorization 10.23.18.pdf](#)
- ⊗ [ZBA Standing MEMO \(002\).pdf](#)
- ⊗ [ZBA - Procedures for Appeals and Establishing Standing - 10-25-18.pdf](#)

Motion

Continue case to next meeting.

Vote Results (Rejected)

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Abstain
Parker Morgan	- Nay
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Nay
Neil Dawson	- Nay

Motion

The ZBA finds that Daniel Walters does not have standing.

Vote Results (Approved)

Motion: Neil Dawson

Second: Trapper Griffith

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

[11. 2201 Bull St. | Mid-City District Variances | Robert McCorkle as agent for Foram Development, LLC | 5423-ZBA](#)

- 📎 [Application - 5423-ZBA.pdf](#)
- 📎 [COA MF NORTH.pdf](#)
- 📎 [COA GARAGE.pdf](#)
- 📎 [Newspaper Ad - 5423-ZBA.pdf](#)
- 📎 [Maps 5423.pdf](#)
- 📎 [Starland Village Revised GDP.pdf](#)
- 📎 [1704_NORTH MF_08.15.2018.pdf](#)
- 📎 [1704_Garage_08-16-18.pdf](#)
- 📎 [Staff Report 5423.pdf](#)

Motion

Approval of all variances with provision that vehicular be approved by city staff or the specific development plan stage.

Vote Results (Approved)

Motion: Neil Dawson

Second: Tommy Branch

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