



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
August 22, 2019 - 10:00AM
MINUTES

August 22, 2019 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V. Item(s) Requested to be Withdrawn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 July 25, 2019 Meeting Minutes](#)

📎 [July 25, 2019 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Eli Karatassos - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

VII. Approval of Final Agenda

2. Approval of August 22, 2019 Final Agenda

Motion

Approve final agenda and approve consent agenda items, based upon findings outlined in the staff report.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Eli Karatassos - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

VIII. Consent Agenda

3. 546 E. 32nd St. | Variance - Setback | John Sumner | 19-004305-ZBA

📎 [Staff Report 4305.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Application 4305.pdf](#)

4. 548 E. 32nd St. | Variance - Setback | John Sumner | 19-004304-ZBA

📎 [Staff Report 4304.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Application 4304.pdf](#)

IX. Old Business

X. Regular Agenda

5. 63 Martin Luther King Jr. Boulevard | Variance - Section 8-3030(n)(14)(a) Historic District Parking | Keith Howington | 19-004200-ZBA

📎 [Application 4200.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Staff Report 4200.pdf](#)

📎 [Exhibit B - Site Plans.pdf](#)

Motion

Board approves variance from Section 8-3030(n)(14)(a) of the Historic District Ordinance at 63 Martin Luther King Jr. Boulevard, based upon findings outlined in the staff report.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Eli Karatassos - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

[6. 2135 Tennessee Avenue | Expansion of a Nonconforming Use | Dontre Wallace | 19-003880-ZBA](#)

📎 [Exhibit D - ZCL.pdf](#)

📎 [Application 3880.pdf](#)

📎 [Staff Report 3880.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit C - Pictometry.pdf](#)

📎 [Exhibit B - Plot Plan.pdf](#)

Motion

Board denies the request to expand a nonconforming use at 2135 Tennessee Avenue, based upon findings outlined in the staff report.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Michael Brown

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Eli Karatassos - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

[7. 211 West 43rd Street | Variance - Lot Area | Kareem Simmons | 19-004303-ZBA](#)

📎 [Application 4303.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Staff Report 4303.pdf](#)

[☞ Clare_letter.pdf](#)

Motion

Board denies the lot area variance at 211 West 43rd Street, based upon findings outlined in the staff report.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr.	- Nay
Tommy Branch	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Nay
Neil Dawson	- Aye

[8. 1702 E. 34th St. | Special Use - Child Care Center | Ericka Baker | 19-004213-ZBA](#)

[☞ Staff Report 19-004213-ZBA.pdf](#)

[☞ Exhibit A - Maps.pdf](#)

[☞ Exhibit B - Pictometry and Streetview.pdf](#)

[☞ Exhibit C - Pictures.pdf](#)

[☞ Application 4213.pdf](#)

Motion

Board denies the requested special use 22b, child care center, at 1702 E. 34th Street, based upon findings outlined in the staff report. Note that special use denial by the ZBA shall not prohibit the petitioner from operating the existing family daycare home as a home occupation.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Trapper Griffith

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Nay
Willie James	- Nay
Trapper Griffith	- Aye
Neil Dawson	- Aye

[9. 102 Columbus Dr. | Variance - Fence Height | Mark Chauhan | 19-004279-ZBA](#)

[☞ Staff Report 4279-ZBA.pdf](#)

[☞ Exhibit A - Maps.pdf](#)

- 🔗 [Exhibit B - Pictometry and Pictures.pdf](#)
- 🔗 [Exhibit C - Plot Plan.pdf](#)
- 🔗 [Application 4279.pdf](#)
- 🔗 [Comment for ZBA hearing August 22.pdf](#)

Motion

Board denies the requested fence height variance, based upon findings outlined in the staff report.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Michael Brown

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

10. 2803 Limerick Street | Variance - Sign Area | Harold Yellin | 19-004278-ZBA

- 🔗 [Application 4278.pdf](#)
- 🔗 [Exhibit B - Plot Plan.pdf](#)
- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Staff Report 4278.pdf](#)
- 🔗 [Public_Comment.pdf](#)

Motion

Board approves the sign area variance at 2803 Limerick Street.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Nay
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.