



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
December 20, 2018 - 10:00AM
MINUTES

December 20, 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

[1. Letter From City Attorney](#)

📎 [2018.11.29 Parker Morgan re FEMA lot 211 Leeds Gate Road.pdf](#)

IV. Item(s) Requested to be Removed from the Final Agenda

[2. 1407 E. 41st St. | Expansion of Non-Conforming Use | Union Mission, Inc. | 18-006375-ZBA](#)

[3. 822 E. Henry St. | Lot Area/Density Variance | Matthew Garappolo | 18-006555-ZBA](#)

V. Item(s) Requested to be Withdrawn

[4. 124 E. Bay St. | Appeal of HDBR Decision | Barnard Architects as agent for River Street Inn | 18-006461-ZBA](#)

VI. Approval of Minutes

[5. Approval of November 29, 2018 Meeting Minutes](#)

📎 [November 29, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Willie James

Second: Neil Dawson

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

VII. Approval of Final Agenda

[6. Approval of December 20, 2018 Final Agenda](#)

Motion

Approve final agenda as written.

Vote Results (Approved)

Motion: Neil Dawson
Second: Willie James

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

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

[7. 337 Washington Ave. | Setback and Lot Coverage Variance | Kurt Kuster | 18-005974-ZBA](#)

- 📎 [Staff Report 5974.pdf](#)
- 📎 [Maps 5974.pdf](#)
- 📎 [Application 5974.pdf](#)
- 📎 [Site_plans.pdf](#)

Motion

Board approves the requested variances subject to the following condition:

Any construction to occur between 25 and 15 feet of the rear lot line be limited to a single story.

Vote Results (Approved)

Motion: Tommy Branch

Second: Trapper Griffith

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

[8. 715 E. Park Ave. | Lot Area/Density Variance | Charles T. Stahl | 18-006272-ZBA](#)

📎 [Staff Report 6272.pdf](#)

📎 [Maps 6272.pdf](#)

📎 [Application 6272.pdf](#)

Motion

Board requests extension to January 24, 2018 meeting.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Willie James

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

[9. 430 E. 51st St. | Lot Coverage and Side-Yard Setback Variance | Ben Carlton as agent for Amy Jones | 18-006462-ZBA](#)

📎 [Maps.pdf](#)

📎 [Application 6462.pdf](#)

📎 [Letter of Support.pdf](#)

📎 [Staff Report 6462.pdf](#)

Motion

Board approves the requested variances.

Vote Results (Approved)

Motion: Willie James
Second: Tommy Branch
Tommy Branch - Aye
Parker Morgan - Not Present
Eli Karatassos - Aye
Michael Brown - Not Present
Willie James - Aye
Trapper Griffith - Aye
Neil Dawson - Aye

[10. 32 Echols Ave | Screening Variance | Joshua Yellin as agent for George David Haberman | 18-006570-ZBA](#)

- [☞ Staff Report 6570.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - Parked Car Pictures.pdf](#)
- [☞ Exhibit C - 32 Echols Ave Running Action Report.pdf](#)
- [☞ Exhibit D - Petition.jpg](#)
- [☞ Application 6570.pdf](#)
- [☞ 32 Echols Ave ZBA #18-006570 Claim as Nonconforming Use.pdf](#)

Motion

Board denies the requested screening variance with the findings that the subject parcels do not exhibit extraordinary or exceptional conditions and that relief, if granted, would cause substantial detriment to the public good and impair the purposes and intent of the Zoning Ordinance.

Vote Results (Approved)

Motion: Neil Dawson
Second: Trapper Griffith
Tommy Branch - Aye
Parker Morgan - Not Present
Eli Karatassos - Not Present
Michael Brown - Not Present
Willie James - Aye
Trapper Griffith - Aye
Neil Dawson - Aye

[11. 2424 Abercorn St. | Special Use - Bar, Nightclub or Tavern | Josh Yellin as agent for MoodRight, LLC | 18-006478-ZBA](#)

- [☞ Staff Report - 6478-PLAN.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - Streetview.pdf](#)
- [☞ Exhibit C - Project Summary.pdf](#)

- 📎 [Application 6478.pdf](#)
- 📎 [Exhibit D - Letters in Favor.pdf](#)
- 📎 [Letter in Opposition.pdf](#)

Motion

Board approves the proposed bar use at 2424 Abercorn Street.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Willie James

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

[12. 545 Abercorn St. | Special Use - Parking Lot | Harold Yellin as agent for Abercorn St. Parking, LLC | 18-006460-ZBA](#)

- 📎 [Staff Report 6460_final.pdf](#)
- 📎 [Application 6460.pdf](#)
- 📎 [Maps 6460.pdf](#)
- 📎 [Streetview&pictometry.pdf](#)
- 📎 [Letter in Opposition.pdf](#)
- 📎 [Letters in Support.pdf](#)

Motion

Board approves special use #46, automobile parking lot or parking garage subject to a period of 5 years to be reviewed by ZBA. Subject to access drive on Gaston be retrieved to tree lawn.

Vote Results (Approved)

Motion: Neil Dawson

Second: Willie James

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

[13. 1512 Bull St. and 17 E. 31st St. | Mid-City Height Variance | Phillip McCorkle as agent for Adam Purser | 18-006319-ZBA](#)

- 📎 [EXHIBIT A - Maps.pdf](#)
- 📎 [EXHIBIT B - Renderings and Floor Plans.pdf](#)
- 📎 [EXHIBIT C - MPC Recommendation.pdf](#)
- 📎 [Streetview Images.pdf](#)
- 📎 [Staff Report 6319.pdf](#)
- 📎 [Application 6319 - Building Height Variance.pdf](#)

Motion

Board approves the requested variance.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Willie James

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

XI. Other Business

[14. Nomination/Election of Officers](#)

Eli Karatassos was elected as Chairman and Tommy Branch was elected as Vice Chairman.

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.