



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
July 25, 2019 - 10:00AM  
MINUTES

### July 25, 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#### V. Item(s) Requested to be Withdrawn

[1. 417 E. Bay St. | Variance - Parking | Scott Cook as agent for Savannah 55, LLC | 19-003245-ZBA](#)

#### VI. Approval of Minutes

[2. Approval of June 27, 2019 Meeting Minutes](#)

📎 [June 27, 2019 Meeting Minutes.pdf](#)

#### Motion

Approve minutes as written.

#### Vote Results ( Approved )

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Aye

Trapper Griffith	- Aye
Neil Dawson	- Aye

## VII. Approval of Final Agenda

### 3. Approval of July 25, 2019 Final Agenda

#### **Motion**

Approve final agenda and approve items on consent agenda

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

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

## VIII. Consent Agenda

### 4. 4329 Ogeechee Road | Variance - Sign | Bobbie D. Stephens | 19-003344-ZBA

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Application 3344-ZBA.pdf](#)

📎 [Exhibit C - Sign Details.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Staff Report 3344.pdf](#)

### 5. 614 East 48th Street | Variance - Setback and Lot Coverage | Britt Spencer | 19-003572-ZBA

📎 [Exhibit E - Original Carport.pdf](#)

📎 [Exhibit F - Joint Ownership Agreement.pdf](#)

📎 [Application 3572.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Exhibit D - Lot Coverage Precedents.pdf](#)

📎 [Staff Report 3572.pdf](#)

## IX. Old Business

### 6. 409 Kinzie Avenue | Variance - Lot Area and Lot Width | Thomas Condon | 19-003241-ZBA

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Application 3241-ZBA.pdf](#)

[📎 Exhibit A - Maps.pdf](#)

[📎 Staff Report 3241 - Revised.pdf](#)

**Motion**

Board denies the lot width and lot area variance requests 409 Kinzie Avenue based on findings in staff recommendation.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Trapper Griffith

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[7. 1005 West 52nd Street & 1012 West 53rd Street | Variance and Special Use - Vehicle Service, Major | Mark Pendergraph, Sr. | 19-003218-ZBA](#)

[📎 Application 3218-ZBA.pdf](#)

[📎 Exhibit A - Maps.pdf](#)

[📎 Staff Report 3218 - revised.pdf](#)

**Motion**

Board denies variance requests at 1005 West 52nd Street based on incomplete application.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Tommy Branch

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

**X. Regular Agenda**

[8. 107 West Park Avenue | Amended Special Use - Inn | Dolly Chisholm | 19-003180-ZBA](#)

[📎 Application 3180-ZBA.pdf](#)

[📎 Exhibit A - Maps.pdf](#)

- 🔗 [Exhibit B - Construction Plans.pdf](#)
- 🔗 [Exhibit E - 2019 STVR Renewal.pdf](#)
- 🔗 [Exhibit D - 2017 STVR Approval.pdf](#)
- 🔗 [Exhibit F - Zoning Interpretation.pdf](#)
- 🔗 [Exhibit C - 1997 Inn Approval.pdf](#)
- 🔗 [Staff Report 3180.pdf](#)
- 🔗 [Appeal to deny construction of additional rooms at 107 Park Ave.pdf](#)
- 🔗 [RE\\_ Urgent Matter in re\\_ 107 - 109 West Park Ave - #19-003180-ZBA.pdf](#)
- 🔗 [VNA\\_ Board\\_ Letter.pdf](#)
- 🔗 [Flagg\\_ letter.pdf](#)

**Motion**

Board denies the requested special use #6, inn with 7 bedrooms based on excessive density, no on-site management, tandem parking and that the permitted number of STVRs have already been exceeded in the proposed area.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Tommy Branch

- |                       |       |
|-----------------------|-------|
| Stephen Merriman, Jr. | - Aye |
| Tommy Branch          | - Aye |
| Eli Karatassos        | - Nay |
| Michael Brown         | - Aye |
| Willie James          | - Aye |
| Trapper Griffith      | - Aye |
| Neil Dawson           | - Aye |

[9. 18 King Street | Variance - Lot Width | Felicia Lambert | 19-003781-ZBA](#)

- 🔗 [Exhibit B - Plot Plan.pdf](#)
- 🔗 [Application 3781.pdf](#)
- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Staff Report 3781.pdf](#)

**Motion**

Board denies the lot width variance at 18 King Street based on findings in staff recommendation.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Neil Dawson

- |                       |       |
|-----------------------|-------|
| Stephen Merriman, Jr. | - Nay |
| Tommy Branch          | - Aye |

Eli Karatassos	- Nay
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[10. 239 Fair Street | Variance - Lot Width | Leroy Williams | 19-003509-ZBA](#)

- [Exhibit A - Maps.pdf](#)
- [Application 3509.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)
- [Staff Report 3509.pdf](#)

**Motion**

Board denies the lot width variance at 239 Fair Street based on findings in staff recommendation.

**Vote Results ( Approved )**

Motion: Tommy Branch	
Second: Willie James	
Stephen Merriman, Jr.	- Nay
Tommy Branch	- Aye
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[11. 1405 E. 38th St. | Variance - Fence Height | Pete and Ranae Schmid | 19-003752-ZBA](#)

- [Staff Report 3752-ZBA.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)
- [Exhibit C - Pictures.pdf](#)
- [Application 3752.pdf](#)
- [Streetview.pdf](#)

**Motion**

Board denies the requested variance from Section 8-3051 to permit an eight-foot tall fence within the front and side yards at 1405 East 38th Street.

**Vote Results ( Approved )**

Motion: Neil Dawson  
Second: Michael Brown  
Stephen Merriman, Jr. - Aye  
Tommy Branch - Nay  
Eli Karatassos - Aye  
Michael Brown - Aye  
Willie James - Aye  
Trapper Griffith - Aye  
Neil Dawson - Aye

[12. 132 E. Broughton St. | Variance - Historic District | Josh Yellin as agent for Lynch Associates Architects | 19-003699-ZBA](#)

- 📎 [Staff Report 3699-ZBA.pdf](#)
- 📎 [Exhibit A- Maps.pdf](#)
- 📎 [Exhibit B - June 12th COA.pdf](#)
- 📎 [Exhibit C - Proposed Elevations and Floor Plans.pdf](#)
- 📎 [Exhibit D - Streetview and Pictometry.pdf](#)
- 📎 [Application 3699-ZBA.pdf](#)

**Motion**

Board approves the requested variance from Section 8-3030(n)(2) to exclude an outdoor bar as ";habitable space"; for the subject property at 132 East Broughton Street.

**Vote Results ( Approved )**

Motion: Tommy Branch  
Second: Trapper Griffith  
Stephen Merriman, Jr. - Aye  
Tommy Branch - Aye  
Eli Karatassos - Aye  
Michael Brown - Aye  
Willie James - Aye  
Trapper Griffith - Aye  
Neil Dawson - Aye

[13. 37 Whitaker St. | Variance - Historic District | Dana Braun as agent for Ethan Whitaker, LLC | 19-003657-ZBA](#)

- 📎 [Staff Report 3657-ZBA.pdf](#)
- 📎 [Exhibit A- Maps.pdf](#)
- 📎 [Exhibit B - July 10 COA.pdf](#)
- 📎 [Exhibit C - Streetview and Pictometry.pdf](#)
- 📎 [Exhibit D - COA Pictures.pdf](#)
- 📎 [Application 3657-ZBA.pdf](#)

**Motion**

Board approves the requested variance from section 8-3030(n)(11), to allow after-the-fact amendments to the approved Certificate of Appropriateness (COA) to remain in place, with the following condition:  
Remove the black paint from the exterior of the lane window glass.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Willie James

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

[14. 623 E. 35th St. | Variances - Lot Width and Area | Rayfield Reeves | 19-003701-ZBA and 19-003702-ZBA](#)

- [☞ Staff Report 3701 and 3702 -ZBA.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - Plot Plan.pdf](#)
- [☞ Exhibit C - Surrounding Area and Parcel Dimensions.pdf](#)
- [☞ Application 3701-ZBA.pdf](#)
- [☞ Application 3702-ZBA.pdf](#)

**Motion**

Board approves the lot width and lot area variances requests for the property at 623 East 35th Street based on NewZO which will go into effect on September 1, 2019.

**Vote Results ( Approved )**

Motion: Stephen Merriman, Jr.

Second: Willie James

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

[15. 210 W. Victory Dr. | Special Use \(Mid-City\) - Club/Lodge and Indoor Recreation | Front Porch Improv, LLC | 19-003780-ZBA](#)

- [☞ Staff Report 19-003780-ZBA.pdf](#)

- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Exhibit B - Streetview and Pictometry.pdf](#)
- 🔗 [Exhibit C - Project Narrative.pdf](#)
- 🔗 [Exhibit D - Support Letters and Petition.pdf](#)
- 🔗 [Application 3780.pdf](#)

**Motion**

Board approves the Club/Lodge and Indoor Recreation uses at 210 West Victory Drive for the operation of an improv comedy theater, subject to the following condition:

Signs visible from public ways exhibiting or indicating that alcoholic beverages are obtainable for consumption on the premises shall not be permitted.

**Vote Results ( Approved )**

Motion: Stephen Merriman, Jr.

Second: Trapper Griffith

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Not Present
Eli Karatassos	- Aye
Michael Brown	- Aye
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.*