



## City of Savannah Zoning Board of Appeals

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Arthur A. Mendonsa Hearing Room  
June 27, 2019 - 10:00AM  
MINUTES

### June 27, 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

[1. 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.pdf](#)

[2. 107 West Park Avenue | Amended Special Use - Inn | Dolly Chisholm | 19-003180-ZBA](#)

#### V. Item(s) Requested to be Withdrawn

[3. 822 E. Henry St. | Variance - Setbacks | Robb Dickerson as agent for Julian Spangler | 19-003171-ZBA](#)

[4. 1703 Abercorn St. | Variance - Setbacks | Matt Terrero | 19-003242-ZBA](#)

[5. 620 E. River St. | Appeal of HDBR Decision | Harold B. Yellin as agent for East River St., LLC | 19-003205-ZBA](#)

#### VI. Approval of Minutes

[6. Approval of May 23, 2019 Meeting Minutes](#)

☉ [May 23, 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 - Not Present

Willie James - Aye

Trapper Griffith - Not Present

Neil Dawson - Aye

**VII. Approval of Final Agenda**

[7. Approval of June 27, 2019 Final Agenda](#)

**Motion**

Approve final agenda as written.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Not Present

Willie James - Aye

Trapper Griffith - Not Present

Neil Dawson - Aye

**VIII. Consent Agenda**

[8. Approval of Consent Agenda](#)

**Motion**

Approve consent agenda as written.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos	- Aye
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Aye

[9. 619 E. Anderson St. | Extension of Previously-Approved Variances | Anthony L. Edwards as agent for Beulah Baptist Church | 19-002657-ZBA](#)

- ☞ [Staff Report 19-002657-ZBA.pdf](#)
- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - 2018 ZBA Signed Decision.pdf](#)
- ☞ [19-002657-ZBA application.pdf](#)

**IX. Old Business**

**X. Regular Agenda**

[10. 2007 Packard Ave. and 3201 Corvair Ave. | Variance - Placement of Accessory Structure | Ronald Johnson | 19-003239-ZBA](#)

- ☞ [Staff Report 3239-ZBA.pdf](#)
- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - Photographs.pdf](#)
- ☞ [Exhibit C - Plot Plan.pdf](#)
- ☞ [Exhibit D - Location of Accessory Uses or Buildings.pdf](#)
- ☞ [Application 3239-ZBA.pdf](#)

**Motion**

Deny the requested variance from Section 8-3011 to permit an accessory structure in the street side-yard based on the finding that it would cause substantial detriment.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

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

[11. 1405 East 38th Street | Variance - Side-yard and Rear-yard setback | Ranae Schmid | 19-003132-ZBA](#)

- ☞ [Application 3132-ZBA.pdf](#)

- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)
- [Staff Report 3132.pdf](#)

**Motion**

Approve the rear-yard and side-yard variances at 1405 East 38th Street with the condition that petitioner install gutters or otherwise manage stormwater runoff to direct it away from adjacent properties.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Tommy Branch

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

[12. 3510 Haslam Avenue | Variance - 8-3025\(b\) #51\(a\) Use Conditions and Expansion of Nonconforming Use | Bernard Wilson | 19-003047-ZBA](#)

- [Application - 3047-ZBA.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)
- [Exhibit C - Pictometry.pdf](#)
- [Staff Report 3047.pdf](#)
- [Letter re Haslam Rezoning.pdf](#)

**Motion**

Deny the variance from the use conditions of #51(a) ";vehicle service, major"; since it could set a precedent for outdoor vehicle service expansions in clear violation of the intent of the Ordinance.

Approve the expansion of the nonconforming use at 3510 Haslam Avenue with the condition that the use be entirely enclosed consistent with the use conditions of #51(a) ";vehicle service, major,"; since this would limit major hardship on the owner and would not cause substantial detriment to the public good.

**Vote Results ( Approved )**

Motion: Willie James

Second: Tommy Branch

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

Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Not Present
Neil Dawson	- Nay

[13. 409 Kinzie Avenue | Variance - Lot Area and Lot Width | Thomas Condon | 19-003241-ZBA](#)

- [☞ Staff Report 3241.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Application 3241-ZBA.pdf](#)
- [☞ Exhibit B - Plot Plan.pdf](#)

**Motion**

Board continues this variance request 409 Kinzie Avenue until a formal zoning interpretation is available regarding the provisions of 8-3055, ";substandard lots of record.";

**Vote Results ( Approved )**

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

[14. 413 E. Bay St. | Variance - Parking | Scott Cook as agent for Savannah 55, LLC | 19-003244-ZBA](#)

- [☞ Staff Report 3244-ZBA.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - Pictometry and Streetview.pdf](#)
- [☞ Exhibit C - Plot Plan.pdf](#)
- [☞ Exhibit D - 2016 ZBA Decision.pdf](#)
- [☞ Exhibit E - Zoning Confirmation Letter.pdf](#)
- [☞ Letter of Authorization.pdf](#)
- [☞ Architectural Plans.pdf](#)
- [☞ Application 3244-ZBA.pdf](#)
- [☞ Public Concerns 3244-ZBA.pdf](#)

**Motion**

Board approves the parking variance request.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Not Present

Willie James - Aye

Trapper Griffith - Not Present

Neil Dawson - Abstain

[15. 417 E. Bay St. | Variance - Parking | Scott Cook as agent for Savannah 55, LLC | 19-003245-ZBA](#)

[☞ Staff Report 3245-ZBA.pdf](#)

[☞ Exhibit A - Maps.pdf](#)

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

[☞ Exhibit C - Plot Plan.pdf](#)

[☞ Exhibit D - 2015 ZBA Decision - 15-002323-ZBA.pdf](#)

[☞ Exhibit E - Zoning Confirmation Letter.pdf](#)

[☞ Application 3245-ZBA.pdf](#)

**Motion**

Board continues with parking variance request for 60 days.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Not Present

Willie James - Aye

Trapper Griffith - Not Present

Neil Dawson - Abstain

**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.*