



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
March 28, 2019 - 10:00AM
MINUTES

March 28, 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. 7804 Abercorn St. | Special Use - Temporary Event \(Carnival\) | Carol Stream Amusements, Inc. as agent for Oglethorpe Mall, LLC | 19-001180-ZBA](#)

V. Item(s) Requested to be Withdrawn

[2. 1821 Bull Street | Special Use - Bar, Nightclub, Tavern | Harold Schroeter | 19-000797-ZBA](#)

VI. Approval of Minutes

[3. Approval of February 28, 2019 Meeting Minutes](#)

[February 28, 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

Parker Morgan

- Not Present

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

VII. Approval of Final Agenda

[4. Approval of March 28, 2019 Final Agenda](#)

Motion

Approve final agenda as written.

Vote Results (Approved)

Motion:

Second:

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

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

[5. 101 John Eady Court | Variance - Lot Coverage | Juan Eady | 19-001175-ZBA](#)

- 📎 [Application 1175.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - site plan.pdf](#)
- 📎 [Staff Report 1175.pdf](#)

Motion

Given that the petitioner has many alternatives to build the same floor area, such as adding another story or adjusting the lot lines, the strict application of the requirement would not constitute an unnecessary hardship. Board denies the lot coverage variance at 101 John Eady Court.

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 - Not Present

[6. 105 John Eady Court | Variance - Lot Coverage | Juan Eady | 19-001178-ZBA](#)

- 📎 [Application 1178.pdf](#)
- 📎 [Exhibit B - site plan.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Staff Report 1178.pdf](#)

Motion

Given that the petitioner has many alternatives to build the same floor area, such as adding another story or adjusting the lot lines, the strict application of the requirement would not constitute an unnecessary hardship. Board denies the lot coverage variance at 105 John Eady Court.

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 - Not Present

[7. 1 East. 45th St. | Setback Variances | William K. Broker | 18-006929-ZBA](#)

- 📎 [Staff Report 18-006929-ZBA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Plot Plan.pdf](#)
- 📎 [Exhibit C - Pictures.pdf](#)
- 📎 [Application 6929.pdf](#)
- 📎 [Correspond_ 1 E 45th St - Variance Determination ZBA #18-006929.pdf](#)

Motion

Board approves the requested 7.8% building coverage variance and 3 ft. rear-yard building setback variance

and denies the requested 8 ft. street side-yard building setback variance; the recommendation of denial is based on the finding that the street side-yard setback requirement does not create an unnecessary hardship.

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	- Not Present

[8. 412/414 Seiler Ave. | Variance - Side Yard Setback | Josh Ward as agent for Cabretta 40 Star, LLC | 19-001174-ZBA](#)

- [Staff Report 19-001174-ZBA.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Application 1174.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)
- [COA - 412-414 Seiler Avenue 19-000528-COA.pdf](#)

Motion

Board approves the requested 3 ft. 9 in. side-yard setback variance for 412 Seiler Ave.

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	- Not Present

[9. 7730 Abercorn St. | Variance - Signage | Coral Silisbe as agent for Todd Oil Company | 19-001228-ZBA](#)

- [Staff Report 19-001228-ZBA.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Sign Plan.pdf](#)
- [Application 1288.pdf](#)

Motion

Board approves the variance to permit a total of five (5) principal use signs (4 fascia signs and 1 pylon sign) for 7730 Abercorn St.

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	- Not Present

[10. 414/416 E. 31st St.; E. 31st St. \(Unit C\); and E. 31st St. \(Common Area\) | Variance - Lot Area | Harris G. Martin | 19-001028-ZBA](#)

📎 [Staff Report 19-001028-ZBA.pdf](#)

📎 [Application 1028.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Exhibit C - Pictures.pdf](#)

Motion

Board approves the requested 1,192 sq. ft. and 1,645 sq. ft. lot area variances.

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	- Not Present

[11. 6 West 50th Street | Variance - Lot Area and Setbacks | Cealan Clifford | 19-001284-ZBA](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Nearby_dwellings.pdf](#)

📎 [Application 1284.pdf](#)

[Staff Report 1284.pdf](#)

[variance_6 W 50th St \(003\).pdf](#)

[letters_compiled.pdf](#)

Motion

Board approves the variances to extend nonconforming setbacks to expand the existing garage since garages built to the lot line are quite common throughout the Bingville Neighborhood and are strongly associated with the historic development pattern in the area. Board denies the requested lot area variance at 6 West 50th Street. The subject parcel is consistent with the dimensions of nearby parcels, so it is not subject to any extraordinary or exceptional conditions. Since the principal single-family dwelling is unaffected by this variance request, it is difficult to demonstrate hardship; granting it in this case could be understood to confer a special privilege.

Vote Results (Rejected)

Motion: Tommy Branch

Second: Willie James

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

Motion

Board approves setback variances as requested.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Trapper Griffith

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

Motion

Board denies lot area variance.

Vote Results (Approved)

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

[12. Multiple Addresses - W. 31st St.; W. 32nd St.; Montgomery St.; and MLK Jr. Blvd. | Variance - Parking | Harold Yellin and Josh Yellin as agents for Montgomery Street Residences, LLC | 19-001279-ZBA](#)

- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - General Development Plan.pdf](#)
- 📎 [Exhibit C - MPC Staff Report Mar 12th.pdf](#)
- 📎 [Application 1279.pdf](#)
- 📎 [Staff Report 19-001279-ZBA.pdf](#)

Motion

Board denies the requested 11 parking-space variance. The requested variance appears to stem from a self-created hardship and is not the result of exceptional or unique circumstances relating to the parcel or zoning district.

Vote Results (Approved)

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

[13. 523 East 45th Street | Variance - Lot Coverage & Setbacks | Michael Johnson | 19-001287-ZBA](#)

- 📎 [Application 1287.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Site plans.pdf](#)
- 📎 [Staff Report 1287.pdf](#)
- 📎 [523 letter.pdf](#)

Motion

Board approves of a 2% lot coverage variance and approval of the 1.8-foot side-yard setback variance since properties failing to meet side-yard setback and lot coverage requirements are quite common in the historic Chatham Crescent neighborhood and the petitioner is only asking for limited variances in these cases. Board approves a 20 foot rear-yard variance at 523 East 45th Street.

Vote Results (Rejected)

Motion: Tommy Branch

Second: Michael Brown

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

Motion

Board approves of a 2% lot coverage variance and approval of the 1.8-foot side-yard setback variance since properties failing to meet side-yard setback and lot coverage requirements are quite common in the historic Chatham Crescent neighborhood and the petitioner is only asking for limited variances in these cases. Board approves of the 24.6 foot rear-yard variance at 523 East 45th Street.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Stephen Merriman, Jr.

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

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.