



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
May 23, 2019 - 10:00AM  
MINUTES

### May 23, 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. Approval of Items Requested to be Removed](#)

###### **Motion**

Approve 7804 Abercorn Street and 415 East Oglethorpe Avenue to be removed from final agenda.

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

Motion: Neil Dawson

Second: Michael Brown

Stephen Merriman, Jr. - Not Present

Tommy Branch - Not Present

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Not Present

Trapper Griffith - Aye

Neil Dawson - Aye

[2. 7804 Abercorn St. | Special Use - Temporary Event \(Carnival\) | Carol Stream Amusements, Inc. as agent for Oglethorpe Mall, LLC | 19-001180-ZBA](#)

[Staff Report 19-002553-ZBA.pdf](#)

- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Signed Decision 2399.pdf](#)
- 📎 [Updated Site Plan 2399.pdf](#)
- 📎 [Application 2553.pdf](#)

[3. 415 East Oglethorpe Avenue | Variance - Building Footprint | Josh Yellin | 19-001950-ZBA](#)

**V. Item(s) Requested to be Withdrawn**

[4. Approval of Items Requested to be Withdrawn](#)

**Motion**

Approval of 9 West Gateway Blvd to be withdrawn.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Michael Brown

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

[5. 9 West Gateway Boulevard | Variance - Height | Jay Maupin | 19-002062-ZBA](#)

**VI. Approval of Minutes**

[6. Approval of April 25, 2019 Meeting Minutes](#)

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

**Motion**

Approve minutes as written.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Neil Dawson

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

## VII. Approval of Final Agenda

### [7. Approval of May 23, 2019 Final Agenda](#)

#### **Motion**

Approve final agenda as written.

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

Motion: Neil Dawson

Second: Trapper Griffith

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

## VIII. Consent Agenda

### [8. Approval of Consent Agenda](#)

#### **Motion**

Approval of consent agenda based upon findings and recommendation continued within staff report.

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

Motion: Neil Dawson

Second: Michael Brown

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

### [9. 7700 Abercorn St. Unit B | Special Use - Temporary Fireworks Sales | David Midgorden - TNT Fireworks | 19-002469-ZBA](#)

📎 [Staff Report 19-002469-ZBA.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Operating Plan and Plot Plan.pdf](#)

📎 [Exhibit C - Correspondence regarding Dates of Operation.pdf](#)

📎 [Streetview and Pictometry .pdf](#)

[Application 2469.pdf](#)

**IX. Old Business**

**X. Regular Agenda**

[10. 2210 Montgomery St. | Extension of Previously-Approved Variances | Benjamin and Meghan Eberly | 19-002553-ZBA](#)

- [Staff Report 19-002553-ZBA.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Signed Decision 2399.pdf](#)
- [Application 2553.pdf](#)
- [Updated Site Plan 2399.pdf](#)

**Motion**

Deny the extension of the previously-approved variances, valid for one-year from the date of approval.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Trapper Griffith

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

[11. 100 W. 50th St. | Variances - Lot Area, Lot Width, and Setbacks | Wells Anderson | 19-002434-ZBA](#)

- [Staff Report 2434-ZBA.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)
- [100 W. 50th St. - Pictometry and Streetview.pdf](#)
- [Application 2434.pdf](#)
- [Variance Addendum 19-002434-ZBA.pdf](#)
- [Re\\_ 100 W. 50th St. - Lot Adjustment.pdf](#)

**Motion**

Approve the requested lot area, lot width, and street side-yard setback variances.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Trapper Griffith

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

[12. 802 E. 31st St. | Variances - Lot Area, Lot Width, and Setbacks | Harley Krinsky - Mayor Orange Finger, LLC | 19-002500-ZBA](#)

- ☞ [Staff Report 2500-ZBA.pdf](#)
- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - Plot Plan.pdf](#)
- ☞ [Exhibit C - Non-Conforming Parcel.pdf](#)
- ☞ [Application 2500.pdf](#)
- ☞ [Application Addendum - Additional Variances for Subdivision 19-002500-ZBA.pdf](#)
- ☞ [Proposed Elevations.pdf](#)

**Motion**

Approve the requested lot area, lot width, and street side-yard setback variances with condition that vehicular access is limited to the lane.

**Vote Results ( Approved )**

Motion: Neil Dawson  
Second: Trapper Griffith

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

[13. 2216 Causton Bluff Rd. | Variance - Accessory Building Placement | Dianne Jason | 19-001774-ZBA](#)

- ☞ [Staff Report 1774-ZBA.pdf](#)
- ☞ [Exhibit A - Maps.pdf](#)
- ☞ [Exhibit B - Zoning Information Request.pdf](#)
- ☞ [Exhibit C- Images.pdf](#)
- ☞ [Exhibit D - Location of Accessory Uses or Buildings.pdf](#)
- ☞ [1744 Application.pdf](#)
- ☞ [Notarized Letter.pdf](#)

**Motion**

Deny the requested variance from Section 8-3011.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Michael Brown

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

[14. 1507 Price Street | Variance - Side-Yard Setback | Jon Leonard | 19-002582-ZBA](#)

- 📎 [Exhibit B - Site Plan.pdf](#)
- 📎 [Exhibit C - COA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [1507 Price St 19-002582-ZBA App.pdf](#)
- 📎 [Staff Report 2582.pdf](#)
- 📎 [RE\\_ Concerning File #19-002582-ZBA.pdf](#)

**Motion**

Approve a 4-foot 2-inch variance from the lane side side-yard setback requirement at 1507 Price Street subject to the condition that it only apply to the proposed porch and not to finished residential space.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Michael Brown

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

[15. 424 Whitaker Street | Variance - Parking | Theodore Carellas | 19-002561-ZBA](#)

- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Application 2561.pdf](#)
- 📎 [Pictometry 2561.pdf](#)

- [Exhibit B - Zoning Interpretation -.pdf](#)
- [Staff Report 2561 - revised.pdf](#)
- [Compiled Public Comments 2561-ZBA.pdf](#)

**Motion**

Deny petitioner's request to grant a one parking space variance.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Neil Dawson

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

[16. 917 Lynah Street | Variance - Lot Coverage and Side-Yard Setback Variance | Valeria Carter-Roberts | 19-002519-ZBA](#)

- [Staff Report 2519.pdf](#)
- [Application 2519.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Plot Plan.pdf](#)

**Motion**

Approve 5% lot coverage variance and deny the 5-foot side-yard setback variance at 917 Lynah Street.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Michael Brown

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