



## City of Savannah Zoning Board of Appeals

Chatham County Commission Chambers  
February 27, 2020 - 10:00 A.M.  
Minutes

### February 27, 2020 City of Savannah Zoning Board of Appeals

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#### V. Item(s) Requested to be Withdrawn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. 2125 E 56th Street | Variance | Leslie Hall | 19-007191-ZBA](#)

##### **Motion**

Motion to withdrawal

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

Motion: Willie James

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

##### [2. 611 Whitaker Street | Use Approval and Parking Variance | Josh Yellin, Agent | 19-006567- ZBA](#)

📎 [Whitman House - 611 Whitaker Street withdrawal.pdf](#)

[611 Whitaker St ZCL19-004651 REVISED 20200213.pdf](#)

**Motion**

Motion to withdrawal

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

[3. 521 East Bolton | Appeal -COA | Patrick Connell | 19-005963-ZBA](#)

**Motion**

Motion to withdrawal

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

**VI. Approval of Minutes**

**VII. Approval of Final Agenda**

[4. Approval of the Final Agenda](#)

Agenda was approved as submitted.

**Motion**

Approve agenda as submitted.

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.	
Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

**VIII. Consent Agenda**

[5. Approval of December 19, 2019 Meeting Minutes](#)

[📎 December 19, 2019 Meeting Minutes.pdf](#)

Minutes were approved as written.

<b>Motion</b>	
Approve minutes as submitted	
<b>Vote Results ( Approved )</b>	
Motion: Willie James	
Second: Stephen Merriman, Jr.	
Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

[6. Approval of January 23, 2020 Meeting Minutes](#)

[📎 January 23, 2020.pdf](#)

Minutes were approved as submitted.

<b>Motion</b>	
Approve as submitted.	
<b>Vote Results ( Approved )</b>	
Motion: Willie James	
Second: Stephen Merriman, Jr.	
Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye

Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

**IX. Old Business**

**X. Regular Agenda**

[7. 1140 Shannon Avenue | Re-establish a Non-conforming Use | Pete Callejas | 20-000560-ZBA](#)

- 📎 [Application.pdf](#)
- 📎 [Exhibit A - Business Licensing Records.pdf](#)
- 📎 [Exhibit B - Maps.pdf](#)
- 📎 [Exhibit C - Photos of Subject Site and Surrounding Area.pdf](#)
- 📎 [Exhibit D - Site Plan.pdf](#)
- 📎 [20-000560\\_Staff Report.pdf](#)

**Ms. Candra Teshome, Planner**, stated the petitioner is requesting to re-establish a non-conforming use (child/adult care center, 24 hour) for three (3) parcels identified as PINs 20494 06008, 20494 06007 and 20494 06009, also known as 1140 Shannon Avenue and Madrid Avenue, to locate a childcare center at the subject properties.

**Public Comments:**

Mr. Joe Heitman, Ms. Michelle Ansley and Ms. Deborah Hernandez spoke in opposition.  
Mr. Jermone Hayes spoke in support.

**Motion**

Staff recommends approval of the request to re-establish a non-conforming use (child/adult care center, 24 hour) for three (3) parcels identified as PINs 20494 06008, 20494 06007 and 20494 06009, also known as 1140 Shannon Avenue and Madrid Avenue, to locate a childcare center at the subject properties with the following condition:

1. Per Article 8 Section 8.3.12(b), where the requested use is limited or requires special use approval, outdoor activities are limited to between the hours of 7:00 AM and 7:00 PM. The petitioner, and any subsequent occupants of the property for the same use, shall restrict all outdoor recreation activities to between the hours of 7:00 AM and 7:00 PM.

**Vote Results ( Approved )**

Motion: Willie James

Second: Michael Condon

Stephen Merriman, Jr.	- Nay
Tommy Branch	- Nay
Michael Brown	- Aye

Willie James	- Aye
Trapper Griffith	- Nay
Hunter Hall	- Aye
Michael Condon	- Aye

[8. 540 Maupas Avenue | Variance - Rear Yard | Douglas Swank | 19-007180-ZBA](#)

- [Application.pdf](#)
- [Exhibit A - Maps.pdf](#)
- [Exhibit B - Photos of Subject Site and Surrounding Area.pdf](#)
- [Exhibit C - Site Plan.pdf](#)
- [Staff Report\\_19-007180-ZBA.pdf](#)

**Ms. Candra Teshome, Planner**, stated the petitioner is requesting approval of a 4-foot variance from the setback standard of five (5) feet for the rear yard as required by Article 8 Section 8.7.3(c)(i) of the *City of Savannah Zoning Ordinance* for the construction of one (1) accessory building. The applicant has stated that an existing accessory building, which will be demolished, was constructed over the rear property line. The applicant has also stated that the accessory building shall not be deemed an accessory dwelling unit.

**No Public Comments**

**Motion**

Staff recommends approval of the requested 4-foot variance from the rear-yard setback standard of five (5) feet for the construction of an accessory building at 540 Maupas Avenue.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

[9. 19 Sidney Drive | Front Yard Setback Variance Request | Lawrence Gillespie | 20-000538-ZBA](#)

- [Staff Report 0538.pdf](#)
- [Application.pdf](#)
- [Sketch Plan.pdf](#)
- [19 Sidney Dr - Google Maps.pdf](#)
- [AERIAL MAP - 0538.pdf](#)
- [TAX MAP - 0538.pdf](#)
- [ZONING MAP - 0538.pdf](#)

[Pic.pdf](#)

**Mr. Marcus Lotson, Director of Development Services**, stated the petitioner is requesting a 13 foot reduction of the 20 foot front yard setback requirement to construct a carport at an existing single-family detached residence.

**No Public Comments**

**Motion**

Staff recommends denial of the requested 13 foot front yard setback variance from the 20 foot front yard setback requirement for 19 Sidney Drive.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.

**Vote Results ( Approved )**

Motion: Stephen Merriman, Jr.

Second: Michael Condon

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- 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.*