



City of Savannah Zoning Board of Appeals

Virtual Meeting
February 25, 2021 - 10:00 A.M.
Minutes

February 25, 2021 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- V. Item(s) Requested to be Withdrawn
- VI. Approval of Minutes

[1. Approval of the January 28, 2020 Meeting Minutes](#)

📎 [January 28, 2021 Meeting Minutes.pdf](#)

The minutes were approved as submitted.

Motion

Approve the minutes as submitted.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Hunter Hall

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Stephen Plunk - Aye

VII. Approval of Final Agenda

2. Approval of the Final Agenda

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Michael Condon

Second: Trapper Griffith

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Stephen Plunk - Aye

VIII. Consent Agenda

IX. Old Business

3. 142 Darling Street | Variance | 20-006066-ZBA

📎 [Staff Report 142 Darling St.pdf](#)

📎 [142 Darling map.pdf](#)

📎 [Subdivision plat.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner, Zerick Samples, is requesting a variance for a ten (10) foot reduction to the required 60-foot minimum lot width in conjunction with a concurrent minor subdivision request (File No. 20-004760).

The subject property is located on the north side of Darling Street, between Fair Street and the Dundee Canal, within the RSF-6 (Single-Family Residential) Zoning District. The subject property, Lot 26, is a vacant lot of approximately 12,360 sq. ft. with 100 ft of lot frontage and an average depth of 123.6 ft. The applicant is currently proposing to subdivide the subject property into two lots, both having widths of 50 ft; 10 ft shy of the required lot width for the zoning district requirements for the RSF-6 zoning district. The subject property and the adjacent vacant property to the west, Lot 27 (same dimensions as Lot 26), are both owned by The Coastal Empire Habitat for Humanity.

The subdivision of Lots 26 and 27 into three lots could produce individual parcels of 66.7 feet in width, which would not require a variance.

The petitioner requested this petition be withdrawn.

X. Regular Agenda

4. 537 East Anderson Lane | Variance | 21-000047-ZBA

📎 [Map.pdf](#)

📎 [Staff Report 537 E Anderson Lane .pdf](#)

[Approved Subdiv..pdf](#)

[Site plan.pdf](#)

[E Anderson Ln Street View.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner, Bob Isaacson, is requesting a 10-foot rear yard setback variance from the 20 -foot rear yard setback requirement of the Savannah Zoning Ordinance for the three subject properties, Lot A1, Lot B1, and Lot C1.

The subject properties are located on the south side of East Anderson Lane, between Price Street and East Broad Street, in the Midtown Neighborhood. These properties are within the TN-2, Traditional Neighborhood Zoning District, and the Streetcar Historic District. The properties were recently created from a subdivision (recombination) of nine lots into three lots in October of 2020 (File No. 20-005036-SUBP). The creation of new buildable lots on a public lane are typically not permitted. However, if the subject site is located within a historic district within the City of Savannah, and there are existing habitable structures dependent on the public lane for access, new lots may be created along the lane right-of-way. There are several residences fronting the lane on both sides, west of the subject properties. All the subject lots conform to the lot standards of the TN-2 district meeting the required lot width and area. However, they are shallow in depth limiting the development of the lots. Lot A1 has an average depth of 44.7 ft., Lot B1 has an average depth of 49.5 ft., and Lot C1 with an average depth of 52.9 ft. The applicant has submitted a concept plan showing residential development and parking on each lot.

Mr. Bob Isaacson, petitioner, stated we are requesting this variance so we can build on the lots. With the existing setbacks, the property would not be able to be developed. We own the three parcels behind this property. Out of twelve structures on the block, seven of them have less than a 10 foot setback. We do have a big water problem, but it is being addressed.

No Public Comments

Motion

Approve the request for the rear yard setback variances of the properties at 537 East Anderson Lane.

Vote Results (Approved)

Motion: Michael Condon

Second: Trapper Griffith

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Nay

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Stephen Plunk - Aye

[5. 11711 Abercorn Street | Variance | 21-000552-ZBA](#)

[Map.pdf](#)

[Aerial Shot.pdf](#)

[BK Site Plan.pdf](#)

[Staff Report 11711 Abercorn St.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner, Jim Huckestein, is requesting to remove three (3) parking spaces from the existing Burger King parking lot to provide a second drive through lane.

The subject property is located on the south side of Abercorn Street, between Mercy Boulevard and

Largo Drive, within the B-C (Community Business) Zoning District. The applicant has submitted a site plan to develop a second drive through lane, which would necessitate in the elimination of three existing parking spaces. The development currently has 26 on-site parking spaces; 24 regular and 2 ADA spaces. Their request would leave the development with 23 parking spaces. The development is 3,796 square feet in size. Parking requirements of the zoning ordinance (NewZo) for restaurants is 1 (one) space per 100 sq. ft., which equates to 38 spaces. This development, however, was constructed under the previous zoning ordinance which had parking requirements for fast food restaurants at 1 (one) parking space per 200 sq. ft. plus 1 parking space per 4 (four) seats provided, which equals 19 spaces. The addition of a second drive through lane would eliminate queuing from overcrowding and backing into the access road. The additional drive through lane also has the potential to decrease the number of patrons parking on-site to order inside the facility. The subject property abuts the Largo Plaza Shopping Center where patrons may often park instead of parking on-site.

Mr. Michael Wall, project manager, stated we are requesting this variance for a second drive-thru lane because we have seen an increase in drive-thru traffic since COVID, that's expected to last at least another few years. This is also a mandate from corporate Burger King that all locations have a second lane, if possible.

No Public Comments

Motion

Approve the request for the parking variance at 11711 Abercorn Street.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye

[6. 504A & 504B East 34th Street | Variance | 21-000358-ZBA](#)

📎 [Map.pdf](#)

📎 [Aerial.pdf](#)

📎 [504 E 34th Subdiv.pdf](#)

📎 [Staff Report 504 E 34th St.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner, Juan Eady, is requesting a three (3) foot lot width variance and a 300 sq. ft. area variance from the 30-foot minimum lot width requirement and 3,000 sq. ft. minimum lot area requirements of the Savannah Zoning Ordinance for each of the lots, Lot 126 and Lot 127.

The subject properties are located on the north side of East 34th Street, between Price Street and Plant Avenue, within the TN-2 (Traditional Neighborhood) Zoning District and Streetcar Historic District. The properties were created through a subdivision in February of 2021, with conditions that the variances be granted for final plat approval. Prior to the subdivision, the subject properties existed as one single lot of record with a width of 54 feet and an area of 5,400 sq ft. The single lot contained a residence that was destroyed in a fire in the past recent years, and later demolished. Both subject lots are vacant, 27 ft wide, 100 ft in depth, and have an area of 2,700 sq. ft. The minimum lot dimensions for the TN-2 district are 30 ft in lot width and an area of 3,000 sq feet. There are several properties within the same block of East

34th Street that are developed with residences on lots with widths of 27 ft and 2,700 sq ft.

Mr. Roosevelt Eady, petitioner, asked the Board to grant the requested variance.

Mr. Michael Condon, Board Member, asked what was the plan for these lots?

Mr. Eady, stated to build a single family home on each lot.

Mr. Condon, asked if parking would be off the lane.

Mr. Eady, stated yes, it will be in the rear.

No Public Comments

Motion

Approve the request for the lot width and lot area variances at 504A and 504B East 34th Street.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye

[7. 3202 & 3204 Hazel Street | Variance | 21-000479-ZBA](#)

[Map.pdf](#)

[Hazel St Subdiv..pdf](#)

[3200 Hazel St street view.pdf](#)

[Staff Report 3202 & 3204 Hazel St.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner, Lena Sells, is requesting a variance of .7 feet (approximately 8.5 inches) to the minimum lot width of 60 ft. to grant an upcoming subdivision.

The subject property is located on the east side of Hazel Street, between Sunset Street and Ambos Street (undeveloped), in the Sunset Park Neighborhood within the RSF-6, Residential Single Family Zoning District. The subject property is a 23,400 sq. ft. lot, 120 ft wide and 195 ft in depth. The property is developed with two single family homes. The applicant is proposing to subdivide the property into two lots, with each existing residence on a proposed lot. As listed on the submitted subdivision survey, proposed Lot 13-A is 11,837 sq ft, 60.70 ft in width and 195 in depth. Proposed Lot 15-A is 11,563 sq. ft., 59.30 ft wide, and 195 ft in depth. The minimum lot dimensions for RSF-6 are 6,000 sq. ft of area and 60 ft for lot width. Proposed Lot 15-A is 8.5 inches short of the minimum width. Although the subject property has enough width to evenly split the lots into two 60 ft wide lots, doing so would create a deficit in the side yard setbacks of the existing residences.

The petitioner was not present.

No Public Comments

Motion

Approve the request for the lot width variance of the proposed Lot 15-A on Hazel Street.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye

[8. 502 & 504 E. 39th Street | Variance | 21-000540-ZBA](#)

[Aerial Map.pdf](#)

[Application.pdf](#)

[Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated, the petitioner, John Sumner, is requesting a variance to have a 2,760 square foot lot size, which is 240 square feet less than the Ordinance required 3,000 square feet.

The subject property is located on the northeast corner of E. 39th Street and Price Street, within the TN-2 zoning district. The subject property is .13 acres in size and is developed with a two-story duplex and accessory structure. Both the lot and use are conforming with Ordinance requirements. The Petitioner is proposing to subdivide the parcel and create a new parcel that does not meet the 3,000 square foot minimum requirement. If the variance request is approved, it would make the parcel with existing duplex non-conforming because it would not meet unit lot size requirements (1,750 s.f. per unit). If the variance request is approved, it would remove the current off-street parking spaces and make both parcels non-conforming with the off-street parking ordinance requirements, which requires one space per unit.

Mr. John Sumner, petitioner, stated there are fifteen 30 foot lots in a one block radius. After talking with Leah and Marcus this morning I found out I cannot tear down the accessory structure for the parking because it is a historic structure. I request that this request be continued to the next ZBA meeting.

No Public Comments

Motion

Motion to continue to the March 25, 2021 ZBA meeting.

Vote Results (Approved)

Motion: Michael Condon

Second: Trapper Griffith

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye

Michael Condon	- Aye
Stephen Plunk	- Aye

[9. 202 W. 42nd Street | Variance | 21-000541-ZBA](#)

- [Application.pdf](#)
- [Aerial Map.pdf](#)
- [Recorded Plat.pdf](#)
- [Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner, John Sumner, is requesting a variance to have a 2,700 square foot lot size, which is 300 square feet less than the Ordinance required 3,000 square feet.

The subject property is located on the north side of 42nd Street, between Barnard Street and Jefferson Street in the TN-2 Zoning District. The subject property is .06 acres in size and is undeveloped. The purpose of the proposed subdivision and variance request is to recombine the area of two existing lots of record to create two lots in order to change the front yard orientation from Barnard Street to W. 42nd Street.

Mr. John Sumner, petitioner, stated the proposed houses will not need any variances.

No Public Comments

Motion

Approve the variance request to have a 2,700 square foot lot size, which is 300 square feet less than the ordinance required 3,000 square feet.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye

[10. 204 W. 42nd Street | Variance | 21-000542-ZBA](#)

- [Aerial Map.pdf](#)
- [Application.pdf](#)
- [Staff Report.pdf](#)
- [Recorded Plat.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner, John Sumner, is requesting a variance to have a 2,880 square foot lot size, which is 120 square feet less than the ordinance required 3,000 square feet.

The subject property is located on the north side of 42nd Street, between Barnard Street and Jefferson

Street in the TN-2 Zoning District. The subject property is .07 acres in size and is undeveloped. The purpose of the proposed subdivision and variance request is to recombine the area of two existing lots of record to create two lots in order to change the front yard orientation from Barnard Street to W. 42nd Street.

Mr. John Sumner, petitioner, stated the proposed houses will not need any variances.

No Public Comments

Motion

Approve the variance request to have a 2,880 square foot lot size, which is 120 square feet less than the ordinance required 3,000 square feet.

Vote Results (Approved)

Motion: Michael Condon

Second: Karen Jarrett

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye

[11. 512 Goebel Avenue | Variance | 21-000062-ZBA](#)

[Aerial Map.pdf](#)

[Staff Report.pdf](#)

[Application.pdf](#)

[Goebel Ave Concept Drawings.pdf](#)

[survey.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner, Marjorie Weibe-Reed, is requesting a variance to have 59% lot coverage, which is 14% greater than the ordinance permitted maximum of 45% lot coverage.

The subject property is located on the east side of Goebel Avenue, between Greenville Street and Hale Street within the RSF-5 Zoning District. The subject property is .08 acres in size and is developed with a single-story residence. The lot is nonconforming in size for the RSF-5 Zoning District, which requires a minimum of 5,000 square feet. .08 acres equates to 3,600 square feet for the current lot. The Petitioner is proposing to add an addition to the rear of the building that extends eighteen (18) feet from the rear of the current residence. It appears that the property currently has 42% lot coverage, which is below the 45% lot coverage maximum; therefore, it is conforming. However, if the variance is approved, it would create a nonconforming lot with regards to lot coverage.

Ms. Marjorie Weibe-Reed, petitioner, stated the residents that live in this house have a child that is wheelchair-bound and, giving his age and the size of his equipment, he needs more space. He is currently using a space in the front. This addition will provide better access from inside and out. The caregiver parks in the rear of the property and they use the rear ramp to transport their son in and out of the house through the screen porch. So, having his room in the back will provide better access.

No Public Comments

Motion

Approve the variance request to have 59% lot coverage, which is 14% greater than the ordinance required maximum of 45% lot coverage.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Stephen Plunk - 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.