



City of Savannah Zoning Board of Appeals

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

March 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- V. Item(s) Requested to be Withdrawn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 February 25, 2021 Meeting Minutes](#)

📎 [February 25, 2021 Meeting Minutes.pdf](#)

The February 25, 2021 meeting minutes were approved as submitted.

Motion

Approve minutes as submitted.

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

Larry Evans	- Aye
Stephen Plunk	- Aye

VII. Approval of Final Agenda

2. Approval of the Final Agenda

The final agenda was approved as submitted.

Motion

Approve the agenda as submitted.

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
Larry Evans	- Aye
Stephen Plunk	- Aye

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

3. 407 East Anderson Lane | Variance | 21-001140-ZBA

[Aerial Map.pdf](#)

[Application.pdf](#)

[407 East Anderson Lane Street View Images.pdf](#)

[Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner, Jason Hendricks, is requesting a variance to encroach ten (10) feet into the Ordinance-required twenty (20) foot rear yard setback.

The subject property is .04 acres in size and is undeveloped. It is a nonconforming lot within the TN-2 Zoning District.

The subject property is located on the south side of East Anderson Lane, between Habersham Street and Price Street, in the TN-2 Zoning District.

The purpose of the variance request is to allow the construction of a single family detached home that fronts East Anderson Lane, encroaching ten (10) feet into the Ordinance-required twenty (20) rear yard setback. Due to the lot being nonconforming in size, encroaching into the rear yard setback is being requested in order to develop the lot.

The petitioner received a Certificate of Appropriateness from the Historic Preservation Commission on February 24, 2021.

The Historic Preservation Commission recommends that the City Zoning Board of Appeals approve the Petitioner's variance request.

At the time of staff writing this report, we have received neither opposition nor support from the surrounding property owners.

Mr. Jason Hendricks, petitioner, stated he would be happy to answer any questions from the Board.

No Public Comments

Motion

Approve the variance request to encroach ten (10) feet into the twenty (20) foot rear yard setback at 407 East Anderson Lane.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Larry Evans

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Larry Evans - Aye

Stephen Plunk - Aye

[4. 507 & 509 East 36th Street | Variance | 21-000850-ZBA](#)

📎 [proposed subdivision survey](#)

📎 [Map.pdf](#)

📎 [Historical plat.pdf](#)

📎 [email in support](#)

📎 [Staff Report 507 E 36th St rev2.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the subject property is zoned TN-2 (Traditional Neighborhood) and is 5,400 square feet. The minimum lot area for single-family dwellings in the TN-2 zoning district is 3,000 sq. ft. The applicant, Rayfield Reeves, would like to subdivide the property to create two separate lots, proposed Lot 201 with an area of 2,697 sq. ft., and proposed Lot 202 consisting of an area of 2,703 sq. ft. Each lot requires a variance to the minimum lot area requirements.

The subject property is located on the south side of East 36th Street, between East Broad Street and Ware Street, within the TN-2 (Traditional Neighborhood) Zoning District and the Streetcar Historic District.

The subject property is a 5,400 sq. ft. vacant lot that the petitioner is concurrently requesting to subdivide into two separate lots, Lot 201 and Lot 202 (21-000726-SUBP). The subject property was once developed with a two-family home which had sat vacant for years before being demolished.

The proposed lots and their dimensions are: Lot 201 with a width of 30 ft, approximate depth of 90 ft, and an area of 2,697 sq. ft; Lot 202 with a width of 30 ft., approximate depth of 90 ft., and an area of 2,703 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. Lot 201 is 303 sq. ft. short of the area requirement and Lot 202 is 297 sq. ft. short of the area requirement.

There are several properties within the same block of East 36th Street that are developed with residences on lots of similar dimensions, averaging near 2,700 sq. ft in lot area. Historically, the lots in the vicinity of the subject property were originally platted at less than 3,000 sq. ft.

Any development on the proposed lots shall adhere to the current setback and building maximum building coverage requirements for the TN-2 zoning district.

Mr. Rayfield Reeves, petitioner, stated in the historic districts no one is able to re-conform those lots because they currently have historic homes on them that you would not be able to take down and many of the houses are in great condition. There are a few like this one that's about to fall over.

No Public Comments

Motion

Approve the request for the lot area variance at 507 & 509 East 36th 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
Larry Evans	- Aye
Stephen Plunk	- Aye

[5. 520 East Gwinnett Street - Variance - 21-001264-ZBA](#)

[Aerial Map.pdf](#)

[Application.pdf](#)

[april-26-2018-city-of-savannah-zoning-board-of-appeals-meeting-minutes.pdf](#)

[Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner, Dawn Jones, is requesting approval of a variance to allow the second story of a proposed residential building to be 9 feet instead of the 10 feet required, and a variance to not provide one off-street parking space for every new dwelling unit as required by the Ordinance.

The subject property is located at 520 East Gwinnett Street. The property is 24 feet by 60 feet and is 1,440 square feet in size. The petitioner wishes to construct a two-story, 875-square foot single family residence on the vacant lot.

The subject property is .03 acres in size and is undeveloped. It is a lot within the D-R (Downtown Residential) Zoning District and is a conforming lot.

The applicant received a Certificate of Appropriateness (File #18-000860-COA) on March 14, 2018 for the proposed two-story, single family residence with the condition that they must obtain Zoning Board of Appeals approval for the necessary variances.

The applicant was granted approval of the requested variances in 2018, and this application serves to request an extension of the variances granted.

At the time of staff writing this report, we have received neither opposition nor support from the surrounding property owners.

Ms. Dawn Jones, petitioner, stated she wanted to reduce the height because it wasn't necessary and also because it is a cost issue.

No Public Comments

Motion

Approve the variance requested to allow the second story of a proposed residential building to be 9 feet instead of the 10 feet required, and the variance to not provide the single required off-street parking space as required by the Ordinance at 520 East Gwinnett Street.

Vote Results (Approved)

Motion: Larry Evans

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Larry Evans - 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.