



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
April 25, 2024 - 10:00 A.M.
Final Agenda

APRIL 25, 2024 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

[1. Call to Order and Welcome](#)

Mr. Merriman called the meeting to order at 10:08 a.m. He explained that this is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings were asked to please sign in. They were sworn in by Mr. Merriman. He explained that 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.

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V. Item(s) Requested to be Withdrawn

[2. 103 West Taylor St | Appeal decision from HDBR for SDHD Designs | 24-001571-ZBA](#)

[Petitioner Withdrawal.pdf](#)

Motion

Item was withdrawn.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.

- Abstain

Karen Jarrett

- Aye

Michael Condon

- Aye

Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

VI. Approval of Minutes

3. [Approval of the March 28, 2024 SZBA Meeting Minutes](#)

[march-28-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

Motion	
Approval of the March 28, 2024 SZBA Meeting Minutes.	
Vote Results (Approved)	
Motion: Armand Turner	
Second: Karen Jarrett	
Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

VII. Approval of Final Agenda

4. [Approval of the final agenda](#)

Motion	
Approve of the agenda	
Vote Results (Approved)	
Motion: Karen Jarrett	
Second: Michael Condon	
Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

VIII. Consent Agenda

[5. 2027 Hawthorne St | relief of nonconformity for existing dwelling for addition| 24-001341-ZBA](#)

- [🔗 2027 HAWTHORNE ST_ 24-001341-ZBA_ APPLICATION.pdf](#)
- [🔗 AERIAL-SITE MAP 24-001341-ZBA.pdf](#)
- [🔗 Staff Report_ .pdf](#)

Motion

Approval of the requested variance to grant relief from nonconformity for an existing nonconforming dwelling to build an addition on 2027 Hawthorne Street.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[6. 402 East 49th St | Variance to allow ADU to exceed 40% of floor area of principal dwelling | 24-001927-ZBA](#)

- [🔗 402 E 49 ST_ 24-001927-ZBA_ APPLICATION.pdf](#)
- [🔗 SITE PLAN 402 EAST 49TH.pdf](#)
- [🔗 SURVEY 402 E 49TH.pdf](#)
- [🔗 Re-24-001927-ZBA, public comment.pdf](#)
- [🔗 Staff Report.pdf](#)

Motion

Approval of the requested variances to allow an ADU to exceed the 40% floor area of a principal building at 402 E. 49th Street.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

IX. Old Business

[7. 1417 New Castle Street | Variances for rear yard encroachment and variance for lot coverage | 24-000734-ZBA](#)

- 🔗 [Current Zoning Board Appeals Application.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-000734-ZBA.pdf](#)
- 🔗 [Lot coverage 1417 New Castle.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [Updated Concept.jpg](#)
- 🔗 [Driveway Correspondence.pdf](#)

Motion

the City Zoning Board of Appeals granted relief from the development standard of Sec 5.7.5 and 4.3.3a.i to construct a new dwelling at 1417 New Castle Street and the following variances;

1. 10 feet of relief for rear yard setback (20-feet required);
2. 4% relief to increase maximum permissible lot coverage to 44% (40% maximum).

Vote Results (Approved)

Motion: Armand Turner

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

X. Regular Agenda

[8. 215 East 56th St. | Variance for closure of existing carport | 24-0001907-ZBA](#)

- 🔗 [215 E 65 ST_24-001907-ZBA_APPLICATION.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001907-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)

Motion

The City Zoning Board of Appeals approved the requested variance to permit the enclosure of an existing carport which sits approximately 1' from the property line and encroaching into the 5-foot side yard setback at 215 E. 65th Street.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
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Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[9. 1125 East Gwinnett St. | Variances for Lot coverage, building setback, side yard setback | 24-001569-ZBA](#)

- 🔗 [1125 E GWINNETT ST 24-001569-ZBA APPLICATION REVISED.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001569-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)

Motion

After Board Discussion, the petition is continued until the May 23, 2024 SZBA agenda.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[10. 2401-2405 Martin Luther King Jr. Blvd | Variance for Max footprint for ADU and side yard setback | 24-001574-ZBA](#)

- 🔗 [2401-2405 MARTIN LUTHER KING JR. BLVD 24-001574-ZBA APPLICATION.pdf](#)
- 🔗 [SITE PLAN - 2405 MLK.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001574-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)

Motion

The City Zoning Board of Appeals approved the requested variances to convert an existing nonconforming structure into an Accessory Dwelling Unit (ADU):

1. ADU in excess of 40% of principal structure floor area (541 sf/50%);
2. Reduction of required rear setback in the TC-1 zoning district (6' where 10' required).

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[11. 220 East 57th St | Variance for height, to expand existing nonconforming accessory structure and increase footprint.| 24-000497-ZBA](#)

- [📎 220 E 57 ST_24-001834-ZBA_APPLICATION_REVISED.pdf](#)
- [📎 AERIAL-SITE MAP 24-001834-ZBA.pdf](#)
- [📎 Staff Report.pdf](#)
- [📎 Exhibit 1 -301 E 58th St.jpg](#)

Motion

The City Zoning Board of Appeals approved the requested variances;

1. Relief to expand an existing nonconforming accessory structure;
2. Relief from the rear yard setback for an ADU adjoining a lane;
3. Increase the allowable area for an ADU to exceed the height of the primary dwelling by 3'-8'.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[12. 735 East 40th St. | Variance for expansion and reconstruction of existing non-conforming accessory bldg.| 24-001920-ZBA](#)

- [📎 735 E 40 ST_24-001920-ZBA_APPLICATION.pdf](#)
- [📎 survey.pdf](#)
- [📎 CONTEXT PHOTOS ARTICLE D CONTEXT PHOTOS CP101.pdf](#)
- [📎 Staff Report.pdf](#)
- [📎 Public Comment Still.pdf](#)

Motion

The City Zoning Board of Appeals denied the requested variance to allow for the reconstruction and expansion of a non-conforming accessory building at 735 E. 40th Street.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[13. 38 West Derenne Ave | Variance for reduction of required parking spaces | 24-001870-ZBA](#)

- 🔗 [38 W DERENNE AVE_24-001870-ZBA_APPLICATION_REVISED.pdf](#)
- 🔗 [ORIGINAL DEED WITH GRANDFATHERED EASMENTS AND RESTRICTIONS.pdf](#)
- 🔗 [38 DERENNE - SURVEY SHOWING PARKING AND ACCESS.pdf](#)
- 🔗 [Deed copy - SR Tyler Trustee.pdf](#)
- 🔗 [Staff Report.pdf](#)

Motion

The City Zoning Board of Appeals approved requested variance to reduce the required amount of off-street vehicle parking by four spaces.

Vote Results (Approved)

Motion: Armand Turner

Second: Karen Jarrett

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

[14. 537 East Anderson Ln | Variance for reduction of rear setback | 24-001932-ZBA](#)

- 🔗 [deed 537 E Anderson Ln..pdf](#)
- 🔗 [FINAL PLAT -1-20-005036-SUBP - Barry Ward of Northern portion of Lots 23-31 - #-Lot Minor SD.pdf](#)
- 🔗 [hpc approval 537 anderson lane SIGNED Commission Decision - 23-001800-COA - 537 East Anderson Lane.pdf](#)

- 🔗 [SITE PLAN 24-00224-BR.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001932-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [MacGregor Opposition_2.pdf](#)

Motion

After Board Discussion, the item is continued to the May 23, 2024 SZBA meeting.

Vote Results (Approved)

Motion: Michael Condon	
Second: Armand Turner	
Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

15. 480 Magazine Ave. | Variance to reduce rear setback from 10ft. to 20ft. | 24-001939-ZBA

- 🔗 [Staff Report.pdf](#)
- 🔗 [SAV-02 - 2024 CITY ZONING BOARD OF APPEALS APPLICATION AND CHECKLIST - NOTARIZED.pdf](#)
- 🔗 [Exhibit A - NS Railroad Agreement.pdf](#)
- 🔗 [Exhibit B - POET Terminal - Savannah.Docx.pdf](#)
- 🔗 [Exhibit C - CIVIL PLANS.pdf](#)
- 🔗 [Staff Report.pdf](#)

Motion

The City Zoning Board of Appeals approved the requested variance pertaining to the proposed encroachment.

Vote Results (Approved)

Motion: Armand Turner	
Second: Michael Condon	
Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Larry Evans	- Not Present
Stephen Plunk	- Not Present
Betty Jones	- Not Present
Armand Turner	- Aye

XII. Adjournment

[16. Adjournment of Meeting](#)

Meeting was adjourned at 11:50am.

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.