



C I T Y O F S A V A N N A H  
Z O N I N G B O A R D O F A P P E A L S

Arthur A. Mendonsa Hearing Room  
112 East State Street, Savannah  
Meeting Minutes - 2:30 P.M.

**January 26, 2010 Savannah ZBA 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" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.**

**I. Call to Order and Welcome**

1. [Call to Order](#)

Chairman Timothy Mackey called the January 26, 2010 Savannah Zoning Board of Appeals Meeting to order. He explained the agenda for the benefit of those in attendance for the first time.

**II. Approval of Minutes**

2. [Approval of the December 15, 2009 SZBA Minutes](#)

Attachment: [121509szbaminutes2.pdf](#)

**Board Action:**

Approval of the December 15, 2009 Meeting Minutes as submitted - PASS

**Vote Results**

Motion: Johnnie P. Jones, Sr

Second: Stephanie Bock

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

### III. Item(s) Requested to be Removed from the Final Agenda

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.

### IV. Consent Agenda

### V. Old Business

### VI. Regular Agenda

#### 3. [202 West Duffy, Barbara Zinn](#)

Attachment: [Aerial Southview.pdf](#)

Attachment: [Aerialmap.pdf](#)

Attachment: [FLUM.pdf](#)

Attachment: [Ortho-Zoning-Imagery.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Present for the petition was: Ms. Barbara Zinn

**Description:** The petitioner is requesting approval of a use (8-3028(6), Inns or Apartment Hotels Not to Exceed 15 Units) which is permitted in the zoning district with Board approval. The petitioner will also required approval of a variance from the 150-foot distance provision for remote parking facilities as detailed in section 8-3088. Staff recommends approval.

**Speaking on the petition:** Ms. Barbara Zinn, petitioner, stated that the property has served as a great location for fund raising. It has had immense repairs over the past four years and it is well received in the community. She added that she is presently working with the surrounding churches and neighboring businesses to create a synergy to continue beautification efforts.

#### **Board Action:**

Staff recommends approval of the proposed use, limited to a maximum of seven units, provided the petitioner provide an acceptable parking plan to be reviewed by staff. Staff further recommends approval of the requested distance variance from the 150-foot maximum permitted under section 8-3088, with a maximum distance of 1,000 feet from - PASS

the Inn property line.

**Vote Results**

Motion: Johnnie P. Jones, Sr

Second: Paul Robinson

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Brian Reese - Aye

Paul Robinson - Aye

4. [730 Washington Avenue, Albert and Deborah Nease](#)

Attachment: [Aerialmap.pdf](#)

Attachment: [Ortho-Zoning-Imagery.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Attachment: [ZBA PETITION REVIEW.pdf](#)

Attachment: [Staff Report.pdf](#)

Present for the petition was: Ms. Deborah Nease

**Description:** The petitioners, Albert and Deborah C. Nease, are requesting approval of an 11.5 foot rear yard setback variance in the order to construct an addition onto an existing residential structure.

Mr. Randolph Scott, City Zoning Administrator explained that if the subject petition is granted, and should the city make any improvements to the lane, for the public good, the expense would be incurred by the property owners.

**Speaking on the Petition:** Ms. Deborah Nease, petitioner, stated that she would support any efforts made by the city to make improvements.

**Board Action:**

The proposed building addition would retain adequate rear setback on the property and would not result in an encroachment substantially different from that on numerous other properties in the immediate neighborhood. Staff recommends approval of the requested setback variance. - PASS

**Vote Results**

Motion: Johnnie P. Jones, Sr

Second: Stephanie Bock

Stephanie Bock	- Aye
Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye
Paul Robinson	- Aye

5. [233 Martin Luther King Jr. Blvd., Harold Yellin for SCAD](#)

Attachment: [Aerialmap.pdf](#)  
Attachment: [Ortho-Zoning-Imagery.pdf](#)  
Attachment: [Staff Report.pdf](#)  
Attachment: [Taxmap.pdf](#)  
Attachment: [Vicinitymap.pdf](#)  
Attachment: [ZBA PETITION CPD REVIEW.pdf](#)

Present for the petition was: Mr. Harold Yellin, Agent

**Description:** Agent for the petitioner has made application for a variance from the 150-foot distance requirement of remote parking facilities as required in Section 8-3088 of the Savannah Zoning Ordinance.

**Speaking on the petition:** Mr. Harold Yelling introduced Mr. Martin Smith, Executive Director of Design and New Construction for SCAD along with Mr. Christian Sottile, Project Architect. He explained the purpose of the Museum as a use and stated that it would be the second largest collection of African American Art on the east coast. He supported the recommendation of approval from MPC staff.

**Board Action:**

The proposed remote parking is not "legally committed" to the petitioner's use, as required by section 8-3088 (b), however the volume of available parking both on-street and off-street, combined with the percentage of off-hours use of the facility to be expected by the proposed uses (classrooms and museum), make the proposed use of remote parking for this use viable.

Staff concurs with the recommendation of Mobility and Parking Services Director Sean Brandon that the petitioner must take steps to ensure the turnover of un-regulated on-street parking through metering or institution of parking - PASS time zones on the spaces, and that the petitioner must work with the City of Savannah to develop plans for the off-street parking for large groups

that may visit the proposed Walter Evans Center.

Staff recommends approval of the requested variance from the distance limits on remote parking for this use, provided the petitioner institutes metering or similar regulation of adjacent on-street parking and develops with the Savannah Mobility and Parking Services Department, a plan to accommodate parking for buses and large groups.

**Vote Results**

Motion: Stephanie Bock

Second: Johnnie P. Jones, Sr

Stephanie Bock	- Aye
Johnnie P. Jones, Sr	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye
Paul Robinson	- Aye

6. [7 Watford Road, Joseph Smith](#)

Attachment: [Aerial map.pdf](#)

Attachment: [Ortho-Zoning-Imagery.pdf](#)

Attachment: [Taxmap.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Attachment: [ZBA PETITION REVIEW.pdf](#)

Attachment: [Staff Report.pdf](#)

Present for the petition was Mr. Joseph Smith.

**Description:** The petitioner is requesting approval of a 9.5-foot rear setback variance (from the 35-foot rear setback required) in order to construct a porch onto the rear of an existing residential structure within 25.5 feet of the rear property line.

**Speaking on the petition:** Mr. Joseph Smith, petitioner, stated that the new addition would not impact nor impair the use of any adjacent properties. He added that the addition would increase the value and the attractiveness of the property. He asked that staff recommendation is approved.

Chairman Mackey was not present for the vote. Vice-Chairman Paul Robinson served as Chairman in his absence.

**Board Action:**

The proposed addition to the residence would encroach on the rear setback to within 25.5 feet of

the rear property line, which would leave a substantially greater rear setback than is present on many of the nearby properties, including the property immediately behind the petitioner's property. Staff recommends approval of the requested 9.5-foot rear setback variance. - PASS

**Vote Results**

Motion: Stephanie Bock

Second: Johnnie P. Jones, Sr

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Not Present

Brian Reese - Aye

Paul Robinson - Aye

**VII. Other Business**

7. Welcome New Board Member

Jack Butler, in concert with Board Members, welcomed Savannah Zoning Board of Appeals new appointee, Mr. Brian Reese. Mr. Reese fills the vacancy of former SZBA Member James Byrne.

**VIII. Adjournment**

8. Submittal

There being no further business to come before the Board the January 23, 2010 Savannah Zoning Board of Appeals adjourned at approximately 3:15 P.M.

Respectfully submitted,

Jack Butler,

Assistant Secretary

**Note: Minutes not official until signed**

**/cm**

*The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.*