



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
December 15, 2009 - 2:30 p.m.

Savannah Zoning Board of Appeals Meeting Minutes

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](#)

Vice Chairman Robinson called the December 15, 2009 SZBA Meeting to order at 11:00am. Actions were taken on ZBA File No. B-091123-89004-2 (Valerie Davis & Janice Swan, Petitioners) and ZBA Petition No. B-091123-49877-2 (John B. Clemmons, Petitioner). The meeting was recessed until 2:30pm.

Chairman Mackey reconvened the December 15, 2009 SZBA Meeting 2:35pm. He explained the agenda for the benefit of those attending for the first time.

II. Approval of Minutes

2. [Approval of November 24, 2009 SZBA Meeting Minutes](#)

Board Action:

Motion to approve the November 24, 2009 SZBA Minutes as submitted. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr
Second: Timothy Mackey
Stephanie Bock - Aye
Johnnie P. Jones, Sr - Aye

Timothy Mackey	- Aye
Paul Robinson	- Not Present

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. [Valerie Davis & Janice Swan, 4015 Rockdale Street](#)

Attachment: [Ortho-zoning-imagery.pdf](#)
Attachment: [Aerialmap.pdf](#)
Attachment: [B-030701-34989-2 REPORT&DECISION.pdf](#)
Attachment: [Staff Report.pdf](#)
Attachment: [SZBA02-24-04Minutes.pdf](#)
Attachment: [Petitioners Const Drawings.pdf](#)

Jack Butler stated that the petitioners, Valerie Davis & Janice Swan, have requested to withdraw Zoning Board of Appeals File No. B-091123-89004-2. He added that the subject property has been sold and the new owner does not wish to operate a daycare facility at this location.

Board Action:

motion to withdraw petition - PASS

Vote Results

Motion: Johnnie P. Jones, Sr
Second: Stephanie Bock
Stephanie Bock - Aye
Johnnie P. Jones, Sr - Aye
Timothy Mackey - Aye
Paul Robinson - Not Present

4. [Nathan Belzer, 11 E. 46th Street](#)

Attachment: [Ortho-Zoning-Imagery.pdf](#)
Attachment: [Building Footprints.pdf](#)
Attachment: [Petitioners Site Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

The petitioner, Nathan Belzer, is requesting approval of a lot coverage variance of 5.4 percent (from the 30 percent maximum) in order to build an addition onto an existing single-family residence. The subject property is located at 11 East 46th Street. The property is zoned R-6 (Single-family residential).

The proposed addition would not encroach on any adjoining property and would minimally increase the coverage on the petitioner's property. Staff recommends **approval** of a 6 percent lot coverage to allow a maximum lot coverage of 36 percent on the subject parcel.

Board Action:

The proposed addition would not encroach on any adjoining property and would minimally increase the coverage on the petitioner's property. Staff recommends approval of a 6 percent lot coverage - PASS to allow a maximum lot coverage of 36 percent on the subject parcel.

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Stephanie Bock

Stephanie Bock

- Aye

Johnnie P. Jones, Sr

- Aye

Timothy Mackey

- Aye

Paul Robinson

- Not Present

5. [Kris Kronebusch, 407 Delores Drive](#)

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

Attachment: [Northview.pdf](#)

Attachment: [Location Photo.pdf](#)

Attachment: [Sunroom Plans.pdf](#)

Attachment: [Vicinitymap.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Proposed Building Addition.pdf](#)

The petitioner, Kris Kronebusch, agent for Franessa and Janessa Stalter, is requesting approval of a 10-foot rear setback variance (from the 25-foot rear yard setback requirement) in order to build an addition onto an existing single-family residence. The subject property is located at 407 Delores Drive. The property is zoned R-6 (Single-family residential).

The proposed addition would approach the rear property line to within 15 feet of the rear property line and would not encroach on a 10-foot utility easement at the rear of the property. Staff recommends approval of the requested 10-foot rear setback variance.

Board Action:

The proposed addition would approach the rear property line to within 15 feet of the rear property line and would not encroach on a 10-foot utility easement at the rear of the property. Staff recommends approval of the requested 10-foot rear setback variance. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Stephanie Bock

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Paul Robinson - Not Present

6. [Rebecca Lynch, 315 E. 54th Street](#)

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

Attachment: [Southview.pdf](#)

Attachment: [Petitioner site plan.pdf](#)

Attachment: [Staff Report.pdf](#)

The petitioner, Rebecca Lynch, is requesting approval of a 7.2 percent lot coverage variance (from the 30 percent maximum allowed), three-foot side setback variance (from the five-foot required) and a five foot rear setback variance (from the five feet required) in order to replace an existing garage and add an addition onto a single-family residence. The subject property is located at 315 E. 54th Street. The property is zoned R-6 (Single-family residential).

Although the resulting, post-construction setbacks and lot coverage would be greater than that allowed in the R-6 zoning district, the degree of encroachment and over-coverage would be less than is currently the case on the property. Further, the lot coverage and lot layout are common in the vicinity, and represent the prevailing development pattern in the neighborhood.

Staff recommends **approval** of a 7.2 percent lot coverage variance (from the 30 percent maximum allowed), a three-foot side setback variance (from the five-foot required) and a five-foot rear setback variance (from the five feet required) in order to replace an existing garage and add a bathroom addition onto a single-family residence.

Speaking on the petition: Rebecca Lynch, agent for the petitioner, stated that the existing carport encroaches over the property line however, the proposed carport will be fully within the existing property line thereby allowing less lot coverage.

Board Action:

Approval of a 7.2 percent lot coverage variance and a five foot rear setback variance in order to replace an existing garage and add a bathroom addition onto a single -family residence and **Denial** of the requested three-foot side setback variance (from the five-foot required) and requires that the proposed structure meet or exceed the required five-foot side setback. - PASS

Vote Results

Motion: Stephanie Bock

Second: Johnnie P. Jones, Sr

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Paul Robinson - Not Present

7. [George Statlins, 1701-1709 Lincoln Street](#)

Attachment: [decision.pdf](#)

Attachment: [Decision 08.pdf](#)

Attachment: [decision 07.pdf](#)

Attachment: [Staff Report 09.pdf](#)

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

Attachment: [Vicinitymap.pdf](#)

Attachment: [Taxmap.pdf](#)

The petitioner, George Statlins, is requesting approval of an extension of a 2006 approval of a five foot side yard setback variance on each side from the five foot side yard setback requirement; a 4,779 square foot lot area variance from the 11,000 square foot lot area requirement; and building coverage variance to allow lot coverage of 70 percent as opposed to the 60 percent lot coverage allowed by Part 8, Section 3, Article K, Section 5.6.5 of the Savannah Zoning Ordinance in order to construct five attached residential units. A one-year extension was granted by the Zoning Board of Appeals in November of 2007 and November of 2008. The subject property is located at 1701-1709 Lincoln Street. The property is zoned TN-2 (Traditional Neighborhood, Mid-City/Thomas Square Zoning District).

Based upon the previously approved actions, it is recommended that a one year extension be granted.

Board Action:

Based upon the previously approved actions, it is recommended that a one year extension be granted. - PASS

Vote Results

Motion: Stephanie Bock

Second: Johnnie P. Jones, Sr

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Paul Robinson - Not Present

8. [John B. Clemmons, 1003 & 1005 E. 41st Street](#)

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

Attachment: [Staff Report.pdf](#)

Attachment: [Lot Area Study.pdf](#)

Attachment: [Petitioner Site Plan.pdf](#)

Attachment: [Opposition Letter.pdf](#)

Mr. Butler gave the following staff report: The petitioner, John B. Clemmons, is requesting approval of variances to permit the recombination and division of lots in order to locate existing residential structures on separate lots. Lot A will require a 1,839-square-foot lot area variance (from the 6,000-square foot lot area requirement), a 15-foot lot width variance (from the 60-foot lot width requirement) and a 3-foot side setback variance (from the 5-foot side setback requirement). Lot B will require a 489 square foot lot area variance (from the 6,000 square foot lot area requirement), a 0.21-foot lot width variance (from the 60-foot lot width requirement) and a 2.8 foot side setback variance (from the 5-foot side setback requirement). The subject property is located at 1003 & 1005 East 41st Street. The property is zoned R-6 (Single-family residential).

Staff recommends approval of the requested variances (detailed below) to permit the recombination and division of lots in order to locate existing residential structures on separate lots.

Lot A: a 1,839-square-foot lot area variance (from the 6,000-square foot lot area requirement), a 15-foot lot width variance (from the 60-foot lot width requirement) and a 3-foot side setback variance (from the 5-foot side setback requirement).

Lot B: a 489-square foot lot area variance (from the 6,000 square foot lot area requirement), a 0.21-foot lot width variance (from the 60-foot lot width requirement) and a 2.8 foot side setback variance (from the 5-foot side setback requirement).

Board Action:

Staff recommends approval of the requested variances (detailed below) to permit the recombination and division of lots in order to locate existing residential structures on separate lots.

Lot A: a 1,839-square-foot lot area variance (from the 6,000-square foot lot area requirement), a 15-

foot lot width variance (from the 60-foot lot width requirement) and a 3-foot side setback variance (from the 5-foot side setback requirement). - PASS

Lot B: a 489-square foot lot area variance (from the 6,000 square foot lot area requirement), a 0.21-foot lot width variance (from the 60-foot lot width requirement) and a 2.8 foot side setback variance (from the 5-foot side setback requirement).

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Stephanie Bock

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Paul Robinson - Not Present

9. Marcus Hall, 2601 Tremont Road

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

Attachment: [RE Request Continuance M. Hall.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Petitioners Site Plan.pdf](#)

Mr. Jack Butler stated that Mr. Hall was not present and that he nor City Staff has received any contact from Mr. Hall. He added that this marked the fourth month that his petition has been given consideration.

Chairman Mackey requested that the Board moved to deny the petition.

Board Action:

Motion to deny the petition of 2601 Tremont Road. - PASS

Vote Results

Motion: Johnnie P. Jones, Sr

Second: Stephanie Bock

Stephanie Bock - Aye

Johnnie P. Jones, Sr - Aye

Timothy Mackey - Aye

Paul Robinson - Not Present

VII. Other Business

VIII. Adjournment

10. Submittal

There being no further business to come before the Board, the December 15, 2009 SZBA Meeting adjourned at 3:33pm.

Respectfully submitted,

Jack Butler,
Assistant Secretary

Note: Minutes not official until signed

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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.