



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 E. State Street, Savannah 2:30 P.M.
Minutes

July 26, 2011 Savannah Zoning Board of Appeals Meeting

Members Present: Paul Robinson, Vice Chairman
Brian Reese
Sidney Johnson

Members Not Present:: Timothy Mackey, Chairman

Staff Present: Jack Butler, Assistant Secretary
Constance Morgan, Administrative Assistant

Advisory Staff Present: Randolph Scott, City Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Vice Chairman Paul Robinson called the SZBA Meeting to order at 2:39 P.M. He informed everyone that Mr. Mackey would not be present for today's meeting and thanked everyone for their promptness.

II. Notices, Proclamations and Acknowledgements

Notices

2. [The Next SZBA Meeting: August 23, 2011 at 2:30 P.M. in the Arthur Mendonsa Hearing Room](#)

III. Approval of Minutes

3. [Approval of the June 28, 2011 SZBA Meeting Minutes](#)

Attachment: [June28.pdf](#)

Board Action:

Approval of the June 28, 2011 SZBA Meeting Minutes as submitted. - PASS

Vote Results

Motion: Brian Reese

Second: Sidney J Johnson

Sidney J Johnson - Aye

Brian Reese - Aye

Paul Robinson - Aye

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

4. [505 E. 54th St. - Union Mission - Use Approval #22 - 34600](#)

The petitioner, Skip Eloge agent for Union Mission has requested that the petition; 505 E. 54th Street, SZBA file No. B-110630-34600-2 be withdrawn.

Board Action:

Approval of the petitioner's request. - PASS

Vote Results

Motion: Brian Reese

Second: Sidney J Johnson

Sidney J Johnson - Aye

Brian Reese - Aye

Paul Robinson - Aye

5. [905 E. 69th St. - Jay Maupin - Remote Parking Plan and Variance - 41204](#)

Board Action:

Approval of the petitioner's request to remove this item from the July 26, 2011 agenda and reschedule it for the August 23, 2011 SZBA agenda. - PASS

Vote Results

Motion: Brian Reese

Second: Sidney J Johnson

Sidney J Johnson - Aye

Brian Reese	- Aye
Paul Robinson	- Aye

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.

V. Consent Agenda

VI. Old Business

VII. Regular Agenda

6. [127 E. 55th St. - Trent Moore - Setback Variance - 37373](#)

Attachment: [Staff Report -37373.pdf](#)
Attachment: [Ortho-Zoning-Imagery.pdf](#)
Attachment: [Site Plan.pdf](#)
Attachment: [Neighborhood Footprints.pdf](#)
Attachment: [Footprints.pdf](#)

Present for the petition was: Mr. Trent Moore

Jack Butler gave the following summary;

The petitioner is seeking to re-build a fire-damaged structure in essentially the same footprint it once occupied. The additional two feet of building depth in the proposed garage does not significantly increase the encroachment of the original building. Staff recommends approval of the requested 2-foot, 2-inch side setback variance.

Board Action:

Staff recommends approval of the requested 2-foot, 2-inch side setback variance. - PASS

Vote Results

Motion: Sidney J Johnson
Second: Brian Reese
Sidney J Johnson - Aye
Brian Reese - Aye
Paul Robinson - Aye

7. [12056 Abercorn St. - Sign Mart - Sign Variance - 35548](#)

Attachment: [Staff Report - 35548.pdf](#)
Attachment: [Ortho-Zoning-Imagery.pdf](#)
Attachment: [Site Plan and Plan.pdf](#)

Present for the petition were: Mr. Harold Yellin;

Mr. Dan Packowski, and

Mr. Howard Spiva

Jack Butler gave the following summary;

The subject property is a large former car lot, located on Abercorn Street at the intersection of Mohawk. It is comprised of approximately six acres and it has a 33,000 square foot building with two stand alone free standing signs. Under the ordinance only one sign would be permitted at this location however; there are two existing signs. The petitioner had initially proposed to move the non conforming second sign and replace it with a slightly larger sign at a different location. There are no provisions in the ordinance to allow staff to approve a non conforming sign as a new sign. However, the petitioner has changed that plan recently and is now proposing to replace the existing nonconforming sign in place with a new sign. Staff recommendation is the second sign is non conforming and there is no provision for replacing a nonconforming sign. The intension is that nonconforming uses should sunset. He added that this is in keeping with the zoning administrator's findings and staff is upholding his recommendation.

Speaking on the petition: Mr. Randolph Scott, City of Savannah Zoning Administrator stated that he was not made aware of the change in proposal. If the ZBA secretary is stating the interpretation by the zoning administrator, he must be referring to the previous administrator. (inaudible) The existing sign is at least 200 ft. apart? This would make a difference. He stated that he was not made aware of the change in proposal He concluded that he had not made a decision or an interpretation on the petitioner's proposal because this is the first that he has heard of it.

Harold Yellin, agent for the petitioner introduced Mr. Dan Packowski, from Phoenix Arizona and Mr. Howard Spiva. Mr. Yellin explained the probability of why there were two signs at the subject location. He agreed that the initial request was to remove the non conforming sign and rebuild, however; Mr. Butler had concerns that once a non conforming sign is removed it can not be replaced. Mr. Yellin stated that his client then decided that he would simply leave the sign as it exists. He is now requesting to make improvements at the existing location. He respectfully requested a variance approval.

Dan Packowski, Director of Real Estate for Drive Time gave a brief background summary on his company and stated that the subject proposal will allow them to complete their decision and move forward. He asked that the request be approved as submitted.

Howard Spiva gave additional information regarding the signs on the subject property. He explained his relationship with the proposed company and asked that the requested variance be approved.

Board Action:

Approval of the replacement of the 33 -foot, 77-square foot second sign with a 40-foot, 119 -square foot sign in the same - PASS location.

Vote Results

Motion: Brian Reese

Second: Sidney J Johnson

Sidney J Johnson - Aye

Brian Reese - Aye

Paul Robinson - Aye

VIII. Other Business

IX. Adjournment

8. [Submittal](#)

There being no other business to come before the Board, Vice Chariman Paul Robinson declared the July 26, 2011 SZBA Meeting ajourned.

Respectfully submitted,

Jack Butler,

Assistant Secretary

/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.