



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

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Arthur A. Mendonsa Hearing Room  
112 E. State Street, Savannah 2:30 PM  
Minutes

**May 24, 2011 Savannah Zoning Board of Appeals Meeting**

**Members Present:** Timothy Mackey, Chairman  
Paul Robinson, Vice Chairman  
Sidney Johnson

**Members Not Present:** Brian Reese

**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](#)

Chairman Mackey called the May 24, 2011 SZBA Meeting to order @ 2:38pm. He explained the agenda for the benefit of those attending a meeting for the first time.

**II. Notices, Proclamations and Acknowledgements**

**Notices**

2. [Next SZBA Regular Meeting: June 28, 2011 at 11:00 a.m in the Arthur Mendonsa Hearing Room.](#)

**III. Approval of Minutes**

3. [Approval of the April 26, 2011 SZBA Meeting Minutes](#)

Attachment: [April26.pdf](#)

**Board Action:**

Approval of the April 26, 2011 Meeting Minutes as submitted. - PASS

**Vote Results**

Motion: Paul Robinson

Second: Sidney J Johnson

Sidney J Johnson - Aye

Timothy Mackey - Aye

Paul Robinson - Aye

**IV. 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.**

**V. Consent Agenda**

4. [105 Alfred St. - Setback Variance - Habitat for Humanity - 39540](#)

Attachment: [Staff Report -39540.pdf](#)

Attachment: [Zoning\\_MAP.pdf](#)

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

Attachment: [Northview.pdf](#)

Attachment: [Vicinity\\_MAP.pdf](#)

Jack Butler gave the following summary:

The petitioner, Virginia Brown, Coastal Empire Habitat for Humanity, as agent for Chatham County/City of Savannah Land Bank Authority, is requesting approval of a one-foot side yard setback variance (from the five foot setback required) in order to complete the construction of a single-family residence. Staff recommends **approval** of the requested one-foot side setback variance on the west side of the property.

**Board Action:**

Approval of the petition as submitted. - PASS

**Vote Results**

Motion: Paul Robinson

Second: Sidney J Johnson

Sidney J Johnson - Aye

Timothy Mackey - Aye

Paul Robinson - Aye

**VI. Old Business**

**VII. Regular Agenda**

5. [2005 Waters Avenue, Setback and Parking Variances, City of Savannah -48524](#)

- Attachment: [Staff Report - 49524.pdf](#)
- Attachment: [Waters Ave Project Plat.pdf](#)
- Attachment: [Plat of Hamilton Court -07-006 and 07-007.pdf](#)
- Attachment: [Vicinity MAP.pdf](#)
- Attachment: [Zoning MAP.pdf](#)
- Attachment: [Lots.pdf](#)

Jack Butler gave the following summary:

The petitioner, Precision Planning Inc, as agent for the City of Savannah, is requesting approval of variances in order to construct a police headquarters building, including: 1) a reduction in required parking from 139 to 123 spaces; 2) a variance in required buffering around the property of 19 feet from the 20 feet required along the southern property line and 3) a variance from the required "Type C" buffering (a six-foot fence and 20 feet of planted vegetation); and 4) an eight-foot variance from the 10-foot building setback to install a dumpster enclosure along the southern property line. Staff recommends **denial** of the requested eight-foot building setback variance.

**Speaking on the petition:** Edward Pyrch, City of Savannah employee informed board members that the city owns the adjacent lots known as 111 and 112 Waters Avenue. He explained that a house will not be built here and that the dumpster will be placed adjacent to the lots in an enclosure. He asked that the petition be approved.

**Board Action:**

Approval of the petitioner's request as submitted. - PASS

**Vote Results**

Motion: Sidney J Johnson

Second: Paul Robinson

Sidney J Johnson - Aye

Timothy Mackey - Aye

Paul Robinson - Aye

6. [1 East Victory Drive, Setback Variance, Khoa Nguyen - 55584](#)

- Attachment: [Staff Report -55584.pdf](#)
- Attachment: [Board Decision 2010.pdf](#)
- Attachment: [Vicinity MAP.pdf](#)

Attachment: [RE\\_1 East Victory Drive Variance Request - B-100827-58900-2, Recorder's Court Case #5171376-01.pdf](#)

Attachment: [Exterior View May 9 2011.pdf](#)

Attachment: [Second Floor Doorway.pdf](#)

Jack Butler gave the following summary:

The petitioner, Khoa Nguyen, is requesting approval of a three-foot rear setback variance and a three-foot side setback variance (from the five feet required in both cases) in order to complete the construction of an accessory structure situated on the rear and side property lines. Staff recommendation is that the board **deny** the requested variances.

**Speaking on the petition:** Mr. Khoa Nguyen, petitioner stated that he would like to construct a single story two car garage.

Mr. Randolph Scott, zoning administrator stated that if Mr. Nguyen does not comply with the stipulations of the approval that he will be taken to court and he will be compelled to demolish the building.

Mr. James M. Adams, neighboring resident stated that he has spoken with the petitioner and they have agreed that if Mr. Nguyen removes the second story of the structure that he would not oppose his request for a variance.

**Board Action:**

Motion to approve with conditions (removal of 2nd story) - PASS

**Vote Results**

Motion: Sidney J Johnson

Second: Paul Robinson

Sidney J Johnson - Aye

Timothy Mackey - Aye

Paul Robinson - Aye

7. [3216 Hazel Street, Use Approval \(Child Care\), Tarlecia Bickham - 55371](#)

Attachment: [Staff Report - 55371.pdf](#)

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

Attachment: [Westview.pdf](#)

Attachment: [Southview.pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [Floor Plan Interior.pdf](#)

Attachment: [Building Front.pdf](#)

Attachment: [Board Decision 2008.pdf](#)

Jack Butler gave the following summary:

The petitioners, Eric & Tarlecia Bickham, are requesting approval of a use (22b, in-home residential day-care facility for up to 12 children) which requires approval from the Zoning Board of Appeals, and that a variance from the requirement that such a use be located on a collector street or greater capacity. Staff recommendation is for **denial** of the requested use.

**Speaking on the petition:** Tarlecia Bickham, petitioner stated that as the city requested, she has provided a circular driveway for off-street parking and a buffer between her and her adjacent neighbors. She also informed board members on her hours of operation (7am to 6pm). These hours may present some congestion problems during normal peak hours; but school will be closed for the summer and her request for additional children will be for those school age children that are out on summer break. They will primarily be the siblings of the children attending the daycare facility. She concluded with school out for summer break this will decrease traffic during the morning and afternoon hours. She also added that if there is an increase in the number of cars during drop off and pick ups it should be only a slight increase. There will not be one child to per car but at least two or more children per vehicle. She asked that her request be approved.

**Board Action:**

Denied as recommended by staff. - PASS

**Vote Results**

Motion: Sidney J Johnson

Second: Paul Robinson

Sidney J Johnson - Aye

Timothy Mackey - Aye

Paul Robinson - Aye

**VIII. Other Business**

8. [E-Agenda Training](#)

Jack Butler stated that the e-agenda training has been postponed. The next training session is tentatively scheduled for the July 26, 2011 SZBA Meeting. Board Members will be notified prior to the meeting.

**IX. Adjournment**

9. [Submittal](#)

There being no other business to come before the Board the Chairman declared the May 24, 2011 SZBA Meeting adjourned.

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.***