



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

July 25, 2013 Savannah Zoning Board of Appeals Meeting

Members Present: Timothy Mackey, Chairman
Brian Reese
Eli P. Karatassos
Sidney J. Johnson

Members Not Present: William Ronning

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

Advisory Staff Present: Geoff Goines, City Zoning Administrator

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

1. [The June 27 SZBA Meeting Minutes will be available for the next Scheduled SZBA Meeting .](#)

IV. Approval of Final Agenda

2. [309 E. 34th St. | Appeal of Administrator Ruling | Continue to Aug. 22](#)

Board Action:

Approve the continuance of this case for one month. - PASS

Vote Results

Motion: Eli Karatassos
Second: Brian Reese
Sidney J Johnson - Aye

Eli Karatassos	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye
William Ronning	- Not Present

3. [2900 Capital Street | Buffer Variance | Continue to August 22nd](#)

Board Action:

Approval - PASS

Vote Results

Motion: Brian Reese

Second: Eli Karatassos

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

William Ronning - Not Present

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. [401&411 E. 40th Street | Percentage Frontage Variance](#)

Attachment: [Staff Report -003226.pdf](#)

Attachment: [Images -003226.pdf](#)

Board Action:

The 70% Frontage requirement of the Mid-City Zoning is problematic, in that it sets a standard that is frequently in conflict with minimum building setback requirements, and unreasonably limits the design of residential properties. - PASS

Staff recommends **approval** of the requested variances.

Vote Results

Motion: Brian Reese

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey	- Aye
Brian Reese	- Aye
William Ronning	- Not Present

VI. Old Business

5. [322 Mall Boulevard | Appeal of Administrator Ruling](#)

Attachment: [Staff Report -002448 July 25.pdf](#)

Attachment: [Images -002448.pdf](#)

Board Action:

If the Street Classification map in 8-3025(g) is applicable, then staff recommends **approval** of the - PASS petitioner's appeal.

Vote Results

Motion: Sidney J Johnson

Second: Brian Reese

Sidney J Johnson - Aye

Timothy Mackey - Aye

Brian Reese - Aye

William Ronning - Not Present

Eli Karatassos - Nay

VII. Regular Agenda

6. [2003 East Victory Drive | Use Approval](#)

Attachment: [Staff Report -003213.pdf](#)

Attachment: [Images -003213.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use with the **condition** that the petitioner be required to design the facility to meet the design standards of the National Institute of Building Science with regards to indoor firing ranges for Ventilation and Lead, and Noise Mitigation. - PASS

Vote Results

Motion: Eli Karatassos

Second: Brian Reese

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey	- Aye
Brian Reese	- Aye
William Ronning	- Not Present

7. [574 Indian Street | Standards Variance](#)

Attachment: [Staff Report -003218.pdf](#)

Attachment: [Images -003218.pdf](#)

Board Action:

The proposed use is similar to one operated from Bay Street (Moon River Brewing Company), but is not proposed to operate as a bar or tavern. The petitioner proposes to offer tours of the facility to visitors, but otherwise will operate the business as a small-scale brewery, only. - PASS

Staff recommends **approval** of the requested variance from the standard requiring such use to be located on a major arterial street.

Vote Results

Motion: Eli Karatassos

Second: Brian Reese

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

William Ronning - Not Present

8. [528 East 51st Street | Setback Variance](#)

Attachment: [Staff Report -002896.pdf](#)

Attachment: [Images -002896.pdf](#)

Board Action:

Staff recommends **approval** of the requested two-foot side setback variance.

Note that any setback variance approved does not excuse the petitioner from meeting other standards that may apply to his structures, including (but not limited to) height, lot coverage, and wind loading. - PASS

Vote Results

Motion: Brian Reese

Second: Eli Karatassos

Sidney J Johnson	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Aye
Brian Reese	- Not Present
William Ronning	- Not Present

9. [210&212 West Waldburg Street | Setback Variances](#)

Attachment: [Staff Report -003282.pdf](#)

Attachment: [Images -003282.pdf](#)

Board Action:

Staff recommends **approval** of the requested 2-foot side yard setback variance on each of the proposed lots (A&B) at 210 and 212 West Waldburg Street. - PASS

Vote Results

Motion: Brian Reese

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

William Ronning - Not Present

10. [12825 White Bluff Road | Buffer Variance](#)

Attachment: [Images -003283.pdf](#)

Attachment: [Staff Report -003283.pdf](#)

Board Action:

Denial of the petitioner's request . - PASS

Vote Results

Motion: Eli Karatassos

Second: Sidney J Johnson

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Not Present

William Ronning - Not Present

11. [622 E. 52nd Street | Lot Coverage Variance](#)

Attachment: [Staff Report -003298.pdf](#)

Attachment: [Comment Letter Re lot coverage variance for 622 East 52nd Street.pdf](#)

Attachment: [Images -003298 cx.pdf](#)

Board Action:

Staff recommends **approval** of the requested 6 percent lot coverage variance. - PASS

Vote Results

Motion: Eli Karatassos

Second: Brian Reese

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

William Ronning - Not Present

VIII. Other Business

IX. Adjournment

12. [Adjournment of the July 25, Savannah Zoning Board of Appeals Meeting](#)

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.