



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
110 E. State Street 10:00 A.M.
Minutes

October 23, 2014 Savannah Zoning Board of Appeals

Members Present: Timothy Mackey, Chairman
Sidney J. Johnson
Eli P. Karatassos
Thomas Branch III

Members Not Present: Brian Reese, Vice Chairman

Staff Present: Jack Butler, Secretary
James Small, Assistant Secretary

Advisory Staff Present: Tiras Petra, City Zoning Inspector

I. Call to Order and Welcome

1. [Call to Order](#)

Due to the tardiness of the Chairman and the absence of the Vice Chairman, Mr. Eli Karatassos called the October 23, 2014 Meeting to order.

II. Notices, Proclamations and Acknowledgements

Notices

2. [Presentation by City Attorney](#)

Jennifer Herman, Assistant City Attorney presented a brief overview to board members regarding the jurisdiction of the Board of Appeals. The Zoning Board of Appeals ("ZBA") exist within the Zoning Chapter of the Code of Ordinances, beginning at Section 8-3161. Ms. Herman stated that the board has jurisdiction in four categories. Those categories are outlined in Section 8-3163 which are;

1) appeals from administrative actions; 2) request for permission to establish uses; 3) request for variances and; 4) request for extensions of nonconforming uses. She presented members of the Board with a handout that outlined jurisdiction of the Board of Appeals and gave a brief description of their charge.

III. Approval of Minutes

3. [Approval of the September 24, 2014 SZBA Meeting Minutes](#)

Attachment: [September24SZBAMeetingMinutes.pdf](#)

Board Action:

Approve - PASS

Vote Results

Motion: Tom Branch

Second: Sidney J Johnson

Tom Branch - Aye

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Not Present

Brian Reese - Not Present

William Ronning - Not Present

IV. Approval of Final Agenda

4. [Items to Be Continued](#)

The following items were requested to be continued to the next scheduled Zoning Board of Appeals meeting, Wednesday, November 26, 2014;

1) 421 Abercorn Street, Appeal of HDBR Decision- 14-003918

2) 31 E. Jones Street, Variance - 14-002878

3) 1935 E. Victory Drive, Appeal of Zoning Administrator Decision - 14-004767,

Board Action:

Approve the continuance to date certain. - PASS

Vote Results

Motion: Sidney J Johnson

Second: Tom Branch

Tom Branch	- Aye
Sidney J Johnson	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Not Present
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

5. [1515 Eleanor St. | Lot Coverage Variance | 4838](#)

Attachment: [Staff Report 4838.pdf](#)

Attachment: [Images 4838.pdf](#)

Present for the petition was: Mr. Dontre Wallace, Agent

Jack Butler gave the following summary;

Mr. Dontre Wallace as agent for Carolyn Dowse is requesting approval of a four percent lot coverage variance in order to construct a patio addition. There has been no contact from members of the public regarding this petition. Staff recommends **approval** of the requested variance and has placed it on the consent agenda.

Board Action:

The petitioner proposes to construct a screened patio to the rear of the existing residential structure. The proposed addition would slightly increase the lot coverage, but would maintain required building setbacks on the side and rear. - PASS

Staff recommends **approval** of the requested 4 percent lot coverage variance.

Vote Results

Motion: Tom Branch

Second: Sidney J Johnson	
Timothy Mackey	- Not Present
Brian Reese	- Not Present
William Ronning	- Not Present
Tom Branch	- Aye
Sidney J Johnson	- Aye
Eli Karatassos	- Aye

VI. Old Business

6. [317 East Broad Street | Parking Variance |4359](#)

Attachment: [Staff Report 4359.pdf](#)

Attachment: [Maps & Images 4359.pdf](#)

Attachment: [Scan_Doc0007.pdf](#)

Present for the petition was:

Jack Butler gave the following summary;

This item was continued from the last meeting on September 24, 2014. The petitioner is requesting a six space parking variance. The Board continued the petition in order to allow the petitioner and staff to work together to develop an alternative parking plan. The petitioner is prepared to meet some of the parking requirements and is proposing to lease remote parking space. However, staff has not seen any revised plans or lease agreement. Staff recommendation remains that the initial application is denied.

Speaking on the petition: Corey Jones , on behalf of the petitioner stated that he has made progress. He said that he has been working with city staff and that he has acquired a lease for five off-street parking spaces.

Jack Butler informed the petitioner that he would have to submit a plan for this project to staff to be evaluated and determined whether or not it is feasible. This will include the lease for remote parking.

Larry Hess, neighboring resident submitted a copy of the proposed site plan and spoke in objection to the petition.

Board Action:

The board motion to postpone the petition to the Wednesday November 26, 2014 SZBA meeting. - PASS

Vote Results

Motion: Sidney J Johnson	
Second: Tom Branch	
Tom Branch	- Aye
Sidney J Johnson	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Not Present
Brian Reese	- Not Present
William Ronning	- Not Present

VII. Regular Agenda

7. [536 Selma St. | Historic District Standard Variance | 4836](#)

Attachment: [Images 4836.pdf](#)
Attachment: [Documents 4836.pdf](#)
Attachment: [Staff Report 4836.pdf](#)

Present for the petition was: Tom Naugle

Mr. Jack Butler gave the following summary;

The petitioner Todd Naugle, as agent is requesting approval of a 27 percent variance in the Historic District. He presented the staff report. Staff is recommending denial of the petitioner's request.

Ellen Harris, Director Historic Preservation provided updates from the Historic District Review Board meeting. She added that the Historic Review Board voted in favor of the variance 7 to 2.

Mr. Tom Naugle briefly spoke representing the petitioner .

Board Action:

The board motion to approve the requested 27 percent reduction in modular masonry materials, with consideration of the HDRB recommendation of approval for the variance. **PASS**

Vote Results

Motion: Tom Branch	
Second: Sidney J Johnson	
Tom Branch	- Aye
Sidney J Johnson	- Aye
Eli Karatassos	- Aye
Timothy Mackey	- Aye
Brian Reese	- Not Present
William Ronning	- Not Present

8. [823 Howard St. | Use Approval - Vacation Rental | 4831](#)

Attachment: [Staff Report 4831.pdf](#)

Attachment: [Images 4831.pdf](#)

Present for the Petition was: Alex Day, Agent

Jack Butler presented the staff report;

The petitioner, Alexander Day is requesting approval of a use, (#6,nn or Apartment Hotel, which is permitted in the district with Zoning Board of Appeals approval. Staff recommends **approval** of the requested use with the condition that no more than two bedrooms be rented out at a time.

Speaking on the petition:

Mr. David Gougnehine stated that he was in favor of the petition but wanted to confirm that the conditions, outlined by staff, are placed on the approval.

Board Action:

Staff recommends **approval** of the requested use with the **condition** that no more than two- PASS bedrooms be rented out at a time.

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

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

9. [2502 Louisiana Ave. | Lot Coverage and Setback Variances | 4835](#)

Attachment: [Images 4835.pdf](#)

Attachment: [Staff Report 4835.pdf](#)

Present for the petition was; Mr. Andrew Barnwell

Mr. Jack Butler gave the following summary;

The petitioner is requesting approval of a 384-square foot lot coverage variance, and an 8 foot variance inn the 25 foot rear building setback, in order to construct an addition on an existing residence. Staff recommends **approval** of the requested four percent lot coverage variance and **denial** of the requested eight foot rear setback variance. He added that a document was submitted via-e-mail,

in opposition of the petitioner's request, at 7:55 am on October 23, 2014. .

Speaking on the petition was:

Mr. Andrew Barnwell, petitioner spoke regarding the original request

Mr. Tiras Pitrea - Spoke concerning the required setback

Board Action:

Board Approval of the requested four percent lot coverage variance, and **approval** of the requested 8-foot rear setback variance, on the grounds that the variance will not cause substantial detriment to the public good, neighborhood, or impair the - PASS purposes and intent of the Savannah Zoning Ordinance.

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

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

10. [207 E. Anderson St. | Parking Variance | 4834](#)

Attachment: [Images 4834.pdf](#)

Attachment: [Staff Report 4834.pdf](#)

Petitioner nor his agent was present for the petition.

Jack Butler presented the staff report summary;

The petitioner, James Wubbena, as agent for Enright Properties, is requesting approval of a one-space parking variance from the three spaces requires. The subject parcel is a vacant lot. The petitioner seeks relief from a demand he would create by constructing more dwellings on the property than can be parked. The vicinity has limited off-street parking and a heavy demand for the available on -street parking. The petitioner proposes no remote, leased, shared or other method of providing the one -space deficiency. Staff recommends **denial**.

Board Action:

The **Denial** of the requested variance. - PASS

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

Tom Branch - Aye

Sidney J Johnson - Aye

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Not Present

William Ronning - Not Present

VIII. Other Business

11. [Nominating Committee Recommendation Report](#)

Brian Reese will present a nominating committee report at the next scheduled SZBA Meeting, November 26th, 2014 meeting.

12. [Final Meeting for the Year](#)

Final meeting for the year will be on Thursday December 18, 2014.

IX. Adjournment

13. [Meeting Adjourned](#)

All board members were in favor of adjournment. Meeting adjourned 11:37am.

Respectfully submitted,

Jack Butler, SZBA Secretary

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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.