



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 East State Street - 10:AM
Minutes

December 18, 2014 Savannah Zoning Board of Appeals

Members Present: Timothy Mackey, Chairman
Brian Reese, Vice Chairman
Eli P. Karatassos
Thomas Branch III

Members Not Present: Sidney J. Johnson

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

Advisory Staff Present: Tom Bolton, City Zoning Inspector

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

1. [Approval of the November 26, 2014 SZBA Meeting Minutes](#)

Attachment: [November26,2014SZBAMinutes.pdf](#)

Board Action:

Approval of the November 26, 2014 minutes as submitted. - PASS

Vote Results

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

IV. Approval of Final Agenda

2. [Items to Be Continued](#)

Board Action:

Approval of the request to continue the following items; 1) 421 Abercorn St Phillip McCorkle, Agent File No. 14-003918 ZBA (Appeal of HDBR Decision) and 2) 31 E. Jones St Gavin Gibson, Petitioner File No. 14-002878-ZBA (Variance), to January 22, 2015 SZBA meeting. - PASS

Vote Results

Motion: Tom Branch

Second: Eli Karatassos

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

3. [613 Stephenson Avenue | Sign Separation Variance | 5539](#)

Attachment: [Images 5539.pdf](#)

Attachment: [Staff Report 5539.pdf](#)

Board Action:

Approval of the requested directory sign separation variance, with the **conditions** that the new directory sign duplicate the current directory sign, and that the placement of the new directory sign be approved by the MPC and Traffic Engineering. - PASS

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

Tom Branch	- Aye
Sidney J Johnson	- Not Present

Eli Karatassos	- Aye
Timothy Mackey	- Aye
Brian Reese	- Aye

4. [1121 W. 41st Street | Rear Setback Variance | 5500](#)

Attachment: [Staff Report 5500.pdf](#)
Attachment: [Images and Supporting Docs 5500.pdf](#)

Board Action:

Approval of the requested 13-foot rear setback variance. - PASS

Vote Results

Motion: Eli Karatassos
Second: Tom Branch

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

5. [1800 Victory Drive | Sign Area Variance | 5601](#)

Attachment: [Images 5601.pdf](#)
Attachment: [Staff Report 5601.pdf](#)

Board Action:

Approval of the petitioner's request for a 166 square foot variance in permitted supplemental signage to increase the signage to 539.5 square feet on a commercial building. - PASS

Vote Results

Motion: Eli Karatassos
Second: Tom Branch

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

6. [203 West Waldburg Street | Setback and Parking Variances | 5397](#)

Attachment: [Staff Report 5397.pdf](#)
Attachment: [Images and Supporting Docs 5397.pdf](#)

Board Action:

Approval of the requested three-foot side yard building setback variance. Approval of the requested two space parking variance.

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

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

7. [427 E. President Street | Parking Standard Variance | 5718](#)

Attachment: [Staff Report 5718.pdf](#)

Attachment: [Images and Supporting Docs 5718.pdf](#)

Board Action:

Approval of the requested variance from Standard 8-3030(n)(14)(a) which requires residential parking to access from lanes or North/South roadways.. - PASS

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

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

8. [128 Randolph Street | Setback Variance | 5717](#)

Attachment: [Staff Report 5717.pdf](#)

Attachment: [Images 5717.pdf](#)

Board Action:

Approval of the requested 6-foot, 6-inch variance (from the 30 foot front building setback requirement) on Randolph Street; and a 12-foot 8-- inch variance, (from the 50 foot front building setback requirement) on President Street. - PASS

Vote Results

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

VI. Old Business

VII. Regular Agenda

9. [407 & 409 McDonough Street | Lot Coverage and Parking Setback Variance | 5703](#)

Attachment: [Staff Report 5703.pdf](#)
Attachment: [Images and Supporting Docs 5703.pdf](#)
Attachment: [Neighbor Comment.pdf](#)
Attachment: [Neighbor Comment 2.pdf](#)
Attachment: [Neighbor Comment 3.pdf](#)
Attachment: [Neighbor Comment 4.pdf](#)

Board Action:

Approval of the requested variance from the 30-foot structured parking setback, as recommended by the Historic District Board of Review. - PASS

Approval of the requested 14 percent variance in the maximum lot coverage.

Vote Results

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

10. [7804 Abercorn Street | Sign Area Variance | 5705](#)

Attachment: [Staff Report 5705.pdf](#)
Attachment: [Images 5705.pdf](#)

Board Action:

Denial of the requested variances. - PASS

Vote Results

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

Board Action:

Motion to reconsider motion. - PASS

Vote Results

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

Board Action:

Continuance to the January 22, 2015 SZBA meeting. - PASS

Vote Results

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

11. [215 Broughton Street | Historic Standards, Height Map Variances | 5723](#)

- Attachment: [Staff Report 5723.pdf](#)
- Attachment: [Images and Supporting Docs 5723.pdf](#)
- Attachment: [Neighbor Comment MPC Broughton Street.pdf](#)
- Attachment: [Neighbor Comment MPC Broughton Street 1.pdf](#)
- Attachment: [Neighbor Comment MPC Broughton Street 2.pdf](#)
- Attachment: [Neighbor Comment MPC Broughton Street 3.pdf](#)

Board Action:

Continuance to January 22, 2015. - PASS

Vote Results

Motion: Tom Branch

Second: Eli Karatassos

Tom Branch - Aye

Sidney J Johnson - Not Present

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

12. [725 E. Anderson Street | Setbacks, Lot Coverage, Remote Parking | 5731](#)

Attachment: [Images and Supporting Docs 5731.pdf](#)

Attachment: [Staff Report 5731-RT comments.pdf](#)

Board Action:

Approval of the requested setback and lot coverage variances, and **approval** of the requested parking separation variance with the **condition** that the site selected for remote parking be approved by - PASS MPC staff and Savannah Traffic Engineering for suitability and safety elements that may be required.

Vote Results

Motion: Brian Reese

Second: Eli Karatassos

Tom Branch - Aye

Sidney J Johnson - Not Present

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

13. [512 W. Oglethorpe Avenue | Hotel Window Variance | 5737](#)

Attachment: [Images and Supporting Docs 5737.pdf](#)

Attachment: [Staff Report REVISED 5737.pdf](#)

Board Action:

Approval of the requested variances. - PASS

Vote Results

Motion: Eli Karatassos

Second: Brian Reese

Tom Branch - Aye

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

14. [512 W. Oglethorpe Avenue | Parking Garage Variances | 5734](#)

Attachment: [Images and Supporting Docs 5734.pdf](#)

Attachment: [Staff Report 5734.pdf](#)

Board Action:

Approval of the requested parking garage - PASS
variances.

Vote Results

Motion: Eli Karatassos

Second: Brian Reese

Tom Branch - Aye

Sidney J Johnson - Not Present

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

15. [501 E. Bay Street | Floor Height, Parking, Setback Variances | 5733](#)

Attachment: [Images and Supporting Docs 5733.pdf](#)

Attachment: [Revised Staff Report 5733.pdf](#)

Board Action:

Approval of the petitioner's request for all four (4) - PASS
variances.

Vote Results

Motion: Eli Karatassos

Second: Tom Branch

Tom Branch - Aye

Sidney J Johnson - Not Present

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

16. [313 Columbus Drive | Side Setback Variance | 5728](#)

Attachment: [Staff Report 5728.pdf](#)

Attachment: [Images 5728.pdf](#)

Attachment: [ZBA File 14-005728-ZBA Neighbor Comments.pdf](#)

Board Action:

Approval of the requested two-foot side setback variances. - PASS

Vote Results

Motion: Brian Reese

Second: Tom Branch

Tom Branch - Aye

Sidney J Johnson - Not Present

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

VIII. Other Business

17. [Election of Officers](#)

Board Action:

Mr. Brian Reese elected to serve as Chairman and Mr. Thomas Branch elected to serve as Vice Chairman. - PASS

Vote Results

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch - Aye

Sidney J Johnson - Not Present

Eli Karatassos - Aye

Timothy Mackey - Aye

Brian Reese - Aye

IX. Adjournment

18. [Adjournment of the December 18, 2014 SZBA Meeting](#)

There being no other business to come before the board, Chairman Mackey declared the December 18, 2014 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA 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.