



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 Mendonsa Hearing Room  
110 E. State Street 10:00 AM  
MINUTES

**February 26, 2015 Savannah Zoning Board of Appeals Meeting**

**Members Present:** Brian Reese, Chairman  
Thomas Branch III, Vice Chairman  
Timothy Mackey

**Members Not Present:** Eli P. Karatassos

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

**Advisory Staff Present:** Tiras Petra, City Zoning Inspector

**I. Call to Order and Welcome**

1. [Call to Order](#)

Chairman Reese called the February 26, 2015 SZBA Meeting to order at 10.00 A. M.

**II. Notices, Proclamations and Acknowledgements**

**III. Approval of Minutes**

2. [Approval of the January 22, 2015 SZBA Meeting Minutes](#)

Attachment: [January 22nd Minutes.pdf](#)

**Board Action:**

Approval of the January 22, 2015 SZBA meeting minutes - PASS

**Vote Results**

Motion: Tom Branch  
Second: Timothy Mackey

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

#### IV. Approval of Final Agenda

##### 3. [Items to Be Continued](#)

<b>Board Action:</b>	
Approve continuance.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: Timothy Mackey	
Tom Branch	- Aye
Eli Karatassos	- Not Present
Timothy Mackey	- Aye
Brian Reese	- Aye

##### 4. [4303 Puerto Rico St. | Use Approval | 6179](#)

Attachment: [Staff Report 6179.pdf](#)  
Attachment: [Images 6179.pdf](#)  
Attachment: [Documentation 6179.pdf](#)

<b>Board Action:</b>	
Continue to March 26.	- PASS
<b>Vote Results</b>	
Motion: Tom Branch	
Second: Timothy Mackey	
Tom Branch	- Aye
Eli Karatassos	- Not Present
Timothy Mackey	- Aye
Brian Reese	- 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

##### 5. [116 Austin Way | Rear Yard Setback Variance | 372](#)

Attachment: [Staff Report 372.pdf](#)  
Attachment: [Maps and Images 372.pdf](#)

**Board Action:**

Approval of the requested 9-foot rear yard setback variance. - PASS

**Vote Results**

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

6. [224 Calm Oaks Circle | Lot Standards Variances | 211](#)

Attachment: [Staff Report 211.pdf](#)  
Attachment: [Maps and Images 211.pdf](#)

**Board Action:**

Approval of the requested variances:  
  
A 12-foot lot width variance from the required 60 foot lot width for Lot 5-66; and  
  
A 1,208 square foot lot area variance from the required 6,000 square foot minimum lot area for Lot 5-66; and  
  
An 11-foot lot width variance from the required 60 foot lot width for Lot 5-67; and - PASS

A 773 square foot lot area variance from the required 6,000 square foot minimum lot area for Lot 5-67.

Further staff recommends that all three resulting parcels (to retain the addresses 220, 222 and 224 Calm Oaks Circle) be re-platted and re-recorded, noting the associated variance case number.

**Vote Results**

Motion: Tom Branch  
Second: Timothy Mackey  
Tom Branch - Aye  
Eli Karatassos - Not Present  
Timothy Mackey - Aye

Brian Reese - Aye

**VI. Old Business**

**VII. Regular Agenda**

7. [1010 East Park Avenue | Group Care Home for the Elderly | 369](#)

- Attachment: [Staff Report 369.pdf](#)
- Attachment: [Neighbor Comment.pdf](#)
- Attachment: [Davis ZBA.pdf](#)
- Attachment: [Maps and Images 369.pdf](#)
- Attachment: [Neighbor Comment 2.pdf](#)

Speaking in opposition to the petition were:

1. Lonnie Coulter, 108B E. Anderson Street
2. Daniel Carey, Historic Savannah Foundation
3. Heidi Kason, 924 E. Park Avenue
4. Shannon Bailey, 3 Clavenwood Ct

**Board Action:**  
Denial of staff recommendation. - PASS

**Vote Results**  
Motion: Tom Branch  
Second: Timothy Mackey

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

8. [812 Drayton Street | Short Term Rental | 030](#)

- Attachment: [Staff Report 030.pdf](#)
- Attachment: [Maps and Images 030.pdf](#)

Speaking in opposition to the petition was:

Ms. Colleen Williams, neighboring business owner.

**Board Action:**  
Approval of the proposed use, with the condition  
that the number of bedrooms rented at any one - PASS

time shall be limited to three.

**Vote Results**

Motion: Tom Branch

Second: Brian Reese

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

9. [814 Drayton Street | Short Term Rental | 187](#)

Attachment: [Staff Report 187.pdf](#)

Attachment: [Maps and Images 187.pdf](#)

Speaking in opposition to the petition was:

Ms. Colleen Williams, neighboring business owner.

**Board Action:**

**Approval** of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

**Vote Results**

Motion: Tom Branch

Second: Brian Reese

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

10. [219 West Bolton Street | Short term Rental | 368](#)

Attachment: [Staff Report 368.pdf](#)

Attachment: [Maps and Images 368.pdf](#)

Attachment: [Neighbor Comment \(Barnard\).pdf](#)

There was no opposition to this petition.

**Board Action:**

**Approval** of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

**Vote Results**

Motion: Tom Branch

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Not Present

Timothy Mackey - Aye

Brian Reese - Aye

11. [317 East Broad Street | Parking Variance | 193](#)

Attachment: [Maps and Images 193.pdf](#)

Attachment: [Board Decision 4359.pdf](#)

Attachment: [Staff Report 193.pdf](#)

**Speaking in opposition to the petition were:**

1. Andrew Hasbrouer, 521 E. Harris Street

2. Larry Hess, 541 E. Macon Street

**Board Action:**

**Approval** of the requested 1,050-foot remote parking separation variance. - PASS

**Vote Results**

Motion: Tom Branch

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Not Present

Timothy Mackey - Aye

Brian Reese - Aye

12. [501 E. Waldburg Street | Short Term Rental | 370](#)

Attachment: [Staff Report 370.pdf](#)

Attachment: [Maps and Images 370.pdf](#)

Attachment: [Neighbor Comment.pdf](#)

Speaking in opposition to the petition was:

1. Ms. Elise Post, 509 E. Waldburg Street

**Board Action:**

**Approval** of the proposed use, with the **condition**

that the number of bedrooms rented at any one- PASS time shall be limited to three.

**Vote Results**

Motion: Tom Branch

Second: Timothy Mackey

Tom Branch - Aye

Eli Karatassos - Not Present

Timothy Mackey - Aye

Brian Reese - Aye

13. [201 W. Waldburg St. | Short Term Rental | 028](#)

Attachment: [Staff Report 028.pdf](#)

Attachment: [Maps and Images 028.pdf](#)

There was no opposition to this petition.

**Board Action:**

**Approval** of the proposed use, with the **condition** that the number of bedrooms rented at any one- PASS time shall be limited to three.

**Vote Results**

Motion: Timothy Mackey

Second: Tom Branch

Tom Branch - Aye

Eli Karatassos - Not Present

Timothy Mackey - Aye

Brian Reese - Aye

**VIII. Other Business**

**IX. Adjournment**

14. [Adjournment of the February 26, 2015 SZBA Meeting](#)

There being no other business to come before the board, Chairman Reese declared the February 26, 2015 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.*