



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
112 E. State Street -10:00am
MINUTES

June 25, 2015 SZBA Meeting

Members Present: Brian Reese, Chairman
Thomas Branch III, Vice Chairman
LaShaun Lovett
Tonia Miller

Members Not Present: Timothy Mackey

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 meeting to order at 9:00 A.M.

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

2. [Approval of May 28, 2015 Minutes](#)

Attachment: [May28szbaminutes3.pdf](#)

Board Action:

Approval of the May 28, 2015 SZBA meeting minutes.

- PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

IV. Approval of Final Agenda

Items Requested to Be Continued

3. [302, 306 & 315 W. 38th St. | Parking Variance | 1762](#)

Board Action:

Approval of the requested continuance to July 23rd meeting. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

4. [421 Abercorn Street | Appeal of HDBR | 14-003918-ZBA](#)

Board Action:

Approval of the request to continue to July 23 meeting. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

5. [31 E. Jones Street | Historic District Variance | 14-002878-ZBA](#)

Board Action:

Approval of the request to continue to July 23 meeting. - PASS

Vote Results

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - 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

6. [1008 W. 44th Street | Lot Coverage Variance | 2653](#)

Attachment: [Staff Report 2653.pdf](#)

Attachment: [Images 2653.pdf](#)

Board Action:

The proposed lot coverage is not unusual in the vicinity. The subject property is half the minimum lot size for the zoning district. The proposed addition will observe required building setbacks. - PASS

Approval of the requested three percent lot coverage variance.

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

7. [526 E. 45th St. | Lot Coverage Variance | 2721](#)

Attachment: [Staff Report 2721.pdf](#)

Attachment: [Images 2721.pdf](#)

Board Action:

The degree by which the proposed deck would exceed the permitted lot coverage is 13 percent. The parcel is 13 percent undersized for the district. The proposed addition would meet all building setbacks and would not impact adjoining - PASS properties.

Approval of the requested four percent lot coverage variance.

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

8. [903-909 Jefferson St. | Use Approval \(residential\) and Lot Standard Variance | 2939](#)

Attachment: [Images 2939.pdf](#)

Attachment: [Staff Report 2939.pdf](#)

Board Action:

Approval of the proposed use (1(c) Attached Residential, Victorian District zoning).

Approval of the requested lot area variances:

Lot 1 - requesting a 646-square foot variance in lot area;
- PASS

Lot 2 - requesting a 654-square foot in lot area;
and

Lot 3 - requesting a 465-square foot variance in lot area.

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

9. [7506, 7508 White Bluff Rd. | Front Building Setback Variance | 2979](#)

Attachment: [Staff Report 2979.pdf](#)

Attachment: [Images 2979.pdf](#)

Board Action:

Approval of the requested 1.88-foot front building setback variance. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

VI. Old Business

VII. Regular Agenda

10. [109 E. Park Avenue, Apt. C | Short Term Vacation Rental | 2650](#)

Attachment: [Staff Report 2650.pdf](#)

Attachment: [Images 2650.pdf](#)

Board Action:

Approval of the proposed use - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Tonia Miller - Aye

Brian Reese - Aye

11. [402 E. Park Avenue Unit A | Short Term Vacation Rental | 2787](#)

Attachment: [Staff Report 2787.pdf](#)

Attachment: [Images 2787.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Tom Branch

Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

12. [48 E. 55th St. | Fence Height Variance | 2977](#)

Attachment: [Images 2977.pdf](#)
Attachment: [Staff Report 2977.pdf](#)
Attachment: [Neighbor Comment.pdf](#)
Attachment: [Neighbor Comment 2.pdf](#)
Attachment: [Petitioner Proposal.pdf](#)

Board Action:

Approval of the requested variance. - PASS

Vote Results

Motion: LaShaun Lovett
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

13. [612 Price St. | Appeal of HDBR Decision | 2920](#)

Attachment: [Images 2920.pdf](#)
Attachment: [Historic Ordinance Materials.pdf](#)
Attachment: [Staff Report 2920.pdf](#)

Board Action:

Denial of the appeal of the Historic District Board of Review's decision to deny after-the-fact approval of the use of Hardi-Plank fiber-cement siding. - PASS

Vote Results

Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye
Tonia Miller - Aye
Brian Reese - Aye

VIII. Other Business

IX. Adjournment

14. [Adjournment of the June 25, 2015 SZBA Meeting](#)

There being no other business to come before the board, chairman Reese declared the June 25, 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.