



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 East State Street 10:00 A.M.
Minutes

May 28, 2015 SZBA Meeting

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

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

Advisory Staff Present: Tom Bolton, City Zoning Inspector

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman of the SZBA Brian Reese called the May 28, 2015 meeting to order at 10:00am.

Board Action:

Call to order at 10:00am -

Vote Results

Motion:

Second:

II. Notices, Proclamations and Acknowledgements

III. Approval of Minutes

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

Attachment: [April22nc SZBAMinutes.pdf](#)

Board Action:
Approval of the minutes as submitted. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

IV. Approval of Final Agenda

Items Requested to Be Continued

3. [421 Abercorn Street | Request to Continue | 14-003918-ZBA](#)

Board Action:
Approval of the request to continue. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

4. [31 E. Jones Street | Request to Continue | 14-002878-ZBA](#)

Board Action:
Approval of the request to continue. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye

Brian Reese - Aye

5. [302, 306 and 315 W. 38th St. | Parking Variance |1762](#)

Board Action:
Approval of the request to continue to June 25th. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- 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. [1116 Lincoln Street | Use and Parking Variance | 2244](#)

Attachment: [Images 2244.pdf](#)
Attachment: [Staff Report 2244.pdf](#)

Board Action:
approval of the use, #31a (professional office), and approval of the requested parking variance, with the **condition** that the variance is limited to the specific use of a professional office for event planning and interior design with no walk-in customers and no more than two employees. - PASS
Should the use change from an office for event planning and interior design, the property must meet the required parking standards for the new use.

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Aye

Tonia Miller - Aye
Brian Reese - Aye

7. [1507 Chevy Chase Road | Lot Coverage Variance | 2257](#)

Attachment: [Staff Report 2257.pdf](#)
Attachment: [Images 2257.pdf](#)

Board Action:
Approval of the requested two percent lot coverage variance: the proposed sunroom addition would not encroach into the required side and rear building setbacks. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

8. [1021 Carroll Street | Lot Coverage Variance | 2285](#)

Attachment: [Staff Report 2285.pdf](#)
Attachment: [Images 2285.pdf](#)

Board Action:
The petitioner proposes to remove an existing wooden deck and replace it with a block room addition of the same size. Because the deck is not roofed, it does not count towards lot coverage. The room addition, which would be roofed, would add to the lot coverage calculations. - PASS

Because the proposed addition would meet required setbacks and would include the removal of a deck of the same footprint as the room addition, staff recommends **approval** of the requested eight percent lot coverage variance.

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye

LaShaun Lovett	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Brian Reese	- Aye

9. [2419 Tennessee Avenue | Rear Building Setback Variance | 2321](#)

Attachment: [Staff Report 2321.pdf](#)
Attachment: [Images 2321.pdf](#)

Board Action:
The requested rear setback variance is reasonable and would have minimal impact on any other property in the vicinity. Staff recommends - **PASS approval** of the requested seven-foot rear setback variance.

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

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

VI. Old Business

VII. Regular Agenda

10. [600 E. Bay Street | Appeal of HDBR Decision | 2278](#)

Attachment: [Staff Report 2278.pdf](#)
Attachment: [HDBR Board Decision.pdf](#)
Attachment: [HDBR Staff Recommendation.pdf](#)
Attachment: [Petitioner Submittals 2278.pdf](#)
Attachment: [Images 2278.pdf](#)
Attachment: [150430_600 East Bay_Steel Frame.pdf](#)

Board Action:
Staff recommends that the board **reverse** the April 8, 2015 denial of the petitioner’s request for a demolition permit, and **enact** the recommendations - **PASS** as contained in the Historic Preservation staff report for case 15-001384-COA.

Vote Results

Motion: Tom Branch
Second: Timothy Mackey
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye
Tonia Miller - Abstain
Brian Reese - Aye

11. [819 Abercorn Street | Short Term Vacation Rental | 1988](#)

Attachment: [Images 1988.pdf](#)
Attachment: [Staff Report 1988.pdf](#)
Attachment: [Comment 1.pdf](#)

Board Action:
Staff recommends **approval** of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

12. [106 E. Anderson Street | Short Term Vacation Rental | 2243](#)

Attachment: [Images 2243.pdf](#)
Attachment: [Zoning appeal comment letter.pdf](#)
Attachment: [Staff Report 2243.pdf](#)

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

Vote Results
Motion: Tom Branch
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Nay
Tonia Miller - Aye
Brian Reese - Aye

13. [402 E. Park Avenue | Short Term Vacation Rental | 2286](#)

Attachment: [Images 2286.pdf](#)
Attachment: [Staff Report 2286.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

14. [109 E. Park Avenue, Apt. D | Short Term Vacation Rental | 2352](#)

Attachment: [Images 2352.pdf](#)
Attachment: [Staff Report 2352.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

15. [11 & 15 E. 38th Street | Lot Variances | 2205](#)

Attachment: [Staff Report 2205.pdf](#)
Attachment: [Images 2205.pdf](#)

Board Action:
Denial of the requested variances. - PASS

Vote Results
Motion: Timothy Mackey
Second: LaShaun Lovett
Brian Reese - Aye

Tom Branch	- Nay
LaShaun Lovett	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye

16. [425 W. Montgomery Cross Road | Use Approval - Daycare | 2319](#)

Attachment: [Staff Report 2319.pdf](#)

Attachment: [Images 2319.pdf](#)

Board Action:
Approval of the proposed use # 22a (Day nurseries and Kindergarten) for up to 50 children; with the condition that the hours of operation are from 6a-6p. - PASS

Vote Results
Motion: LaShaun Lovett
Second: Tonia Miller

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

17. [221 W. Henry Street | Side Setback Variance | 2324](#)

Attachment: [Staff Report 2324.pdf](#)

Attachment: [Images 2324.pdf](#)

Board Action:
Approval of the requested 3.5 foot side setback variance on the east side of 221 East Henry Street for the purposes of constructing an addition onto the house. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

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

18. [7010 Skidaway Road | Use Separation Variance | 2322](#)

Attachment: [Staff Report 2322.pdf](#)
Attachment: [Images 2322.pdf](#)

Board Action:
Approval of the requested 300-foot separation variance, with the condition that the use #36d (Tattoo Studio) be limited in hours of operation to 10:00a through 9:00p. - PASS

Vote Results
Motion: Timothy Mackey
Second: LaShaun Lovett

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

19. [740 E. Henry Street | Lot and Parking Variances | 2326](#)

Attachment: [Staff Report 2326.pdf](#)
Attachment: [Images 2326.pdf](#)

Board Action:
Approval of a 1.75ft rear setback variance. - PASS
Denial of other variances.

Vote Results
Motion: Tom Branch
Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

20. [417 E. Bay Street | Parking Variance | 2323](#)

Attachment: [Staff Report 2323.pdf](#)
Attachment: [Images 2323.pdf](#)

Board Action:
The petitioner attests that the use, a management office overseeing short-term rental properties around the city, has only three employees, and no “walk-in” business. The three employees occupying the property would have little or no impact on the

parking demand in the vicinity.

Approval of the requested nine-space parking variance with the **condition** that the variance is limited to the specific use of vacation rental management office with three employees. Should the use change from a management office for short term vacation rental with three employees, the property must meet the required parking standards for the new use. - PASS

Vote Results
Motion: Tom Branch
Second: Tonia Miller

Tonia Miller	- Aye
Brian Reese	- Aye
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present

Board Action:
Request that petition be moved to regular agenda. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch

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

21. [224 W. Waldburg Street | Request for Rehearing | 1767](#)

- Attachment: [Reconsideration 1767.pdf](#)
- Attachment: [Board Decision 1767.pdf](#)
- Attachment: [Images 1767.pdf](#)
- Attachment: [Maia A1 SITE PLAN revised May 18 darker 11x17.pdf](#)
- Attachment: [Maia ZBA-rev letter.pdf](#)

Board Action:
The variances requested by the petitioner on April 22nd were insufficient to accommodate the proposed construction project. The insufficiency was the result of mistaken direction given the petitioner by staff. Staff recommends **approval** of the requested to rehear the request.

The requested lot coverage variance (4.6 percent) would not exceed the lot coverage on many of the properties in the immediate area. The proposed encroachment into the side setback is minimal (13 inches) and is similar to the encroachment on other properties in the vicinity. - PASS

Approval of the requested 4.6 percent lot coverage variance and 13-inch side setback variance on the western edge of the property.

Vote Results

Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Not Present
Tonia Miller - Aye
Brian Reese - Aye

22. [719 W. Victory Dr. | Request for Rehearing | 2371](#)

- Attachment: [Staff Report 2371.pdf](#)
- Attachment: [Comment Re File No. 15-002371-ZBA.pdf](#)
- Attachment: [Additional Evidence.pdf](#)
- Attachment: [Maps 2371.pdf](#)
- Attachment: [PICT0007.pdf](#)

Board Action:
Request for rehearing. - PASS

Vote Results
Motion: Timothy Mackey
Second: Tom Branch
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Brian Reese - Aye

Board Action:
Denial of the petitioner's request. - PASS

Vote Results
Motion: Tom Branch
Second: LaShaun Lovett
Tom Branch - Aye

LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Tonia Miller	- Aye
Brian Reese	- Aye

VIII. Other Business

IX. Adjournment

23. [Adjournment of the May 28, 2015 SZBA Meeting](#)

There being no other business to come before the board, the chairman declared the May 28, 2015 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

/cm

Board Action:

Meeting adjourned @ 12:40p.

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Vote Results

Motion:

Second:

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.

