



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 M. Mendonsa Hearing Room  
110 East State Street -10.00 AM  
MINUTES

**September 24, 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:** Tom Bolton, City Zoning Inspector

**I. Call to Order and Welcome**

1. [Call to Order](#)

Chairman Reese called the September 24, 2015 Meeting to order at 10:00am.

**II. Notices, Proclamations and Acknowledgements**

**III. Approval of Minutes**

2. [Approval of the August 27, 2015 SZBA Meeting Minutes](#)

**Board Action:**

Approval of the August 27, 2015 SZBA Meeting Minutes with the necessary correction to Item - #16-2112 Bull Street.

**Vote Results**

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

#### IV. Approval of Final Agenda

##### 3. Items to Be Continued

**Board Action:**  
Approve the continuances requested. - PASS

**Vote Results**  
Motion: LaShaun Lovett  
Second: Tom Branch  
Tom Branch - Aye  
LaShaun Lovett - Aye  
Timothy Mackey - Not Present  
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

##### 4. 738 E Victory Drive | Lot Coverage Variance | 4741

Attachment: [Staff Report 4741.pdf](#)  
Attachment: [Images 4741.pdf](#)

**Board Action:**  
Approval of the requested 4.3 percent lot coverage variance. - PASS

**Vote Results**  
Motion: LaShaun Lovett  
Second: Tom Branch  
Tom Branch - Aye  
LaShaun Lovett - Aye  
Timothy Mackey - Not Present  
Tonia Miller - Aye

Brian Reese - Aye

5. [412 Williamson Street | Variance from Historic District Design Standard | 4735](#)

Attachment: [Staff Report 4735.pdf](#)

Attachment: [Images 4735.pdf](#)

**Board Action:**

**Approval** of a variance from §8-3030 n(7)(a)(i) to permit the use of fixed windows in the hotel design, with the **condition** that all other elements of window installation, placement, and design shall be observed. - PASS

**Vote Results**

Motion: LaShaun Lovett

Second: Tom Branch

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

6. [457 Tattnall & 223 Alice Streets | Lot Coverage Variance | 4667](#)

Attachment: [Staff Report 4667.pdf](#)

Attachment: [Images 4667.pdf](#)

**Board Action:**

**Approval** of the requested six percent lot coverage variance for "Lot A," with the **condition** that the petitioner record the proposed subdivision of the parent parcel as indicated on the submitted sketch plan. - PASS

**Vote Results**

Motion: LaShaun Lovett

Second: Tom Branch

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

**VI. Old Business**

7. [209 W. Bolton St. | Short Term Rental | 4092](#)

Attachment: [Staff Report 4092.pdf](#)

Attachment: [Images 4092.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

8. [310 W. Waldburg Lane | Short Term Rental | 3878](#)

Attachment: [Staff Report 3878.pdf](#)

Attachment: [Images 3878.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Tom Branch

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Not Present

Tonia Miller - Aye

Brian Reese - Aye

9. [913 W. 36th St. | Child Care Center | 3937](#)

Attachment: [Staff Report 3937.pdf](#)

Attachment: [Images 3937.pdf](#)

Attachment: [Board Decision 2011.pdf](#)

**Board Action:**

Approval of the proposed use and variance, with the conditions that the petitioner 1) receives approval from Traffic Engineering for pick up and drop off of the children; 2) fence the play area with an approved buffer; 3) that the maximum number of children be set at nine and; 4) that property continue to serve primarily as a residence. - PASS

**Vote Results**

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Aye

LaShaun Lovett - Aye

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

10. [315 W. 38th Street | Parking Variance | 1762](#)

Attachment: [Staff Report 1762.pdf](#)  
Attachment: [Images 1762.pdf](#)  
Attachment: [SKETCH StPauls 6-15-15.pdf](#)

**Board Action:**

The petitioner notes that there are several mitigating factors supporting the requested variance. The Savannah College of Art and Design has a well-run and well-used private bus system that serves its student body. SCAD students routinely use the bus, or alternative transportation (rather than cars). The proposed site design includes bicycle racks for up to 48 bikes. - PASS

Approval of the requested 14-space parking variance.

**Vote Results**

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

**VII. Regular Agenda**

11. [220 W. Park Ave| Short Term Vacation Rental | 4737](#)

Attachment: [Staff Report 4737.pdf](#)  
Attachment: [Images 4737.pdf](#)

**Board Action:**

Approval of the proposed use - PASS

**Vote Results**

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

12. [119 W. Park Ave | Short Term Vacation Rental | 4738](#)

Attachment: [Staff Report 4738.pdf](#)  
Attachment: [Images 4738.pdf](#)

**Board Action:**  
Approval of the proposed use. - PASS

**Vote Results**  
Motion: Tom Branch  
Second: Tonia Miller

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

13. [109 E. Park Ave | Short Term Vacation Rental | 4740](#)

Attachment: [Staff Report 4740.pdf](#)  
Attachment: [Images 4740.pdf](#)

**Board Action:**  
Approval of the proposed use. - PASS

**Vote Results**  
Motion: Tom Branch  
Second: Tonia Miller

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

14. [1119 Habersham Street | Use Approval | 4742](#)

Attachment: [Images 4742.pdf](#)  
Attachment: [Staff Report 4742.pdf](#)  
Attachment: [Comment.pdf](#)

**Board Action:**  
Denial of the required variances and, therefore, denial of the proposed use in this location. - PASS  
Should the board elect to approve the use, staff notes that any exterior modification of the structure or additions (including signage) would require a Certificate of Appropriateness from the Visual Compatibility Officer.

**Vote Results**

Motion: LaShaun Lovett

Second: Tonia Miller

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

15. [2040 Colonial Drive| Setback Variance | 4734](#)

Attachment: [Staff Report 4734.pdf](#)

Attachment: [Images 4734.pdf](#)

Attachment: [Board Decision - 2013.pdf](#)

**Board Action:**

**Approval** of the requested 10-foot front setback variance, with the **condition** that subject parcel (PIN 2-0136 -04-010) must be recombined with the nursing home parcel (PIN 2-0136 -04-090) prior to the issuance of any permits for construction. - 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

16. [509 W. Gwinnett St | Parking, Height & Lot Coverage Variances | 4744](#)

Attachment: [Images 4744.pdf](#)

Attachment: [Staff Report 4744.pdf](#)

**Board Action:**

**Approval** of the requested variances with conditions. - PASS

**Vote Results**

Motion: LaShaun Lovett

Second: Tom Branch

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

17. [102 E. 35th Street | Conversion to Multi-family| 4745](#)

Attachment: [Staff Report 4745.pdf](#)  
Attachment: [Images 4745.pdf](#)  
Attachment: [Comment.pdf](#)  
Attachment: [102 EAST 35th AS-BUILT PLANS A1.pdf](#)  
Attachment: [102 EAST 35th AS-BUILT PLANS A2.pdf](#)

**Board Action:**

Approval of the proposed conversion, with the **conditions** that the petitioner meet the parking requirements for the use on-site and that the petitioner record the subdivision of the parent parcel as described. - PASS

**Vote Results**

Motion: Tom Branch  
Second: LaShaun Lovett

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

18. [1812 Drayton Street | Conversion of a single-family to a duplex | 4746](#)

Attachment: [Images 4746.pdf](#)  
Attachment: [Staff Report 4746.pdf](#)

**Board Action:**

Denial of the proposed conversion. - PASS

**Vote Results**

Motion: Tom Branch  
Second: Tonia Miller

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

19. [28 W. State Street | Separation Variance |4697](#)

Attachment: [Images 4697.pdf](#)  
Attachment: [Staff Report 4697.pdf](#)

**Board Action:**

Approval of the requested 87-foot separation variance to permit the operation of a Craft Distillery from the subject property. - PASS



**Vote Results**

Motion: LaShaun Lovett

Second: Tom Branch

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

20. [103 W. 37th Street | Appeal of Zoning Administrator Decision | 3586](#)

Attachment: [Staff Report 3586.pdf](#)

Attachment: [Images 3586.pdf](#)

Attachment: [Zoning Administrator Determination.pdf](#)

Attachment: [McCorkle Letter w Scott emails.pdf](#)

Attachment: [Comment 103 West 37th Street.pdf](#)

Attachment: [Affadavit.pdf](#)

**Board Action:**

Denial of the petitioner's appeal of the Zoning Administrator's determination. - PASS

**Vote Results**

Motion: Tom Branch

Second: Tonia Miller

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

**VIII. Other Business**

**IX. Adjournment**

21. [Adjournment of the September 24, 2015 SZBA Meeting](#)

There being no other business to come before the board; Chairman Reese declared the September 24, 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.*