



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  
Savannah, GA 31401

**June 23, 2016 Savannah Zoning Board of Appeals Meeting**

**Members Present:** Thomas Branch III, Chairman  
Timothy Mackey, Vice Chairman  
LaShaun Lovett  
Tonia Miller  
Parker Morgan

**Staff Present:** Jack Butler, Secretary  
Constance Morgan, Assistant Secretary  
James Small, Comprehensive Planner

**Advisory Staff Present:** Tom Bolton, City Zoning Inspector

**I. Call to Order and Welcome**

**II. Invocation and Pledge of Allegiance**

**III. Notices, Proclamations and Acknowledgements**

**IV. Approval of Minutes**

1. [Approval of the May 26, 2016 SZBA Minutes](#)

Attachment: [May26thSZBAMeetingMinutes.pdf](#)

**Board Action:**

Approval of the May 26, 2016 Savannah Zoning Board of Appeals Minutes as submitted. - PASS

**Vote Results**

Motion: Parker Morgan  
Second: LaShaun Lovett  
Tom Branch - Aye  
LaShaun Lovett - Aye

Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

**V. Approval of Final Agenda**

**Items Requested to Be Continued**

2. [1503 Lissner Ave. | Appeal of Zoning Administrator Ruling | 1615](#)

<b>Board Action:</b>	
<u>Approval</u> of the request to continue.	- PASS
<b>Vote Results</b>	
Motion: Parker Morgan	
Second: Timothy Mackey	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

3. [759 E. Bolton Street | Setback Variances | 3119](#)

<b>Board Action:</b>	
<u>Approval</u> of the request to continue.	- PASS
<b>Vote Results</b>	
Motion: Parker Morgan	
Second: Timothy Mackey	
Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- 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.**

**VI. Consent Agenda**

4. [2310 Causton Bluff Road | Use Approval - Child Care Center | 2943](#)

Attachment: [Maps and Images 2943.pdf](#)  
Attachment: [Staff Report 2943.pdf](#)  
Attachment: [Comment 1 File No 16-002943-ZBA.pdf](#)

**Board Action:**

**Approval** of the proposed use, #22a (Day Nursery - PASS and Kindergarten), for up to 50 children.

**Vote Results**

Motion: Parker Morgan  
Second: LaShaun Lovett  
Tom Branch - Aye  
LaShaun Lovett - Aye  
Timothy Mackey - Aye  
Tonia Miller - Aye  
Parker Morgan - Aye

**VII. Old Business**

5. [134 Houston St. | Special Use | Assembly Hall | 1838](#)

Attachment: [2013 Parking Variance.pdf](#)  
Attachment: [Maps and Images 1838.pdf](#)  
Attachment: [Building Floorplan \(proposed\).pdf](#)  
Attachment: [Comments.pdf](#)  
Attachment: [Staff Report 1838.pdf](#)

**Board Action:**

Denial of the petitioner's request.. - PASS

**Vote Results**

Motion: Parker Morgan  
Second: Tonia Miller  
Tom Branch - Nay  
LaShaun Lovett - Aye  
Timothy Mackey - Nay  
Tonia Miller - Aye  
Parker Morgan - Aye

6. [210-214 W. Gwinnett St. | Lot Width Variances | 2411](#)

Attachment: [Comment.pdf](#)  
Attachment: [HDBR Board Decision.pdf](#)  
Attachment: [Maps and Images 2411.pdf](#)  
Attachment: [Staff Report 2411.pdf](#)

**Board Action:**

Approval of the proposed lot width variances of one four-foot lot width variance and four five-foot lot width variances from the 20-foot minimum lot widths permitted in the district. - PASS

**Vote Results**

Motion: Parker Morgan

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Aye

7. [5801 Abercorn Street | Sign Variances | 3130](#)

Attachment: [Board Decision 2014.pdf](#)

Attachment: [Comments 2014 Decision.pdf](#)

Attachment: [Maps and Images 3130.pdf](#)

Attachment: [Staff Report 3130.pdf](#)

Attachment: [Sign Plan.pdf](#)

**Board Action:**

Approval of the requested variance of 75-square feet in fascia signage and a variance of 31-square feet in directional signage, with the condition that the fascia signage consist of two 75-square foot signs mounted on the north and south elevations of the hotel, respectively. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Abstain

**VIII. Regular Agenda**

8. [122 E. Henry St. | Short Term Rental | 3142](#)

Attachment: [Staff Report 3142.pdf](#)

Attachment: [Application 3142.pdf](#)

Attachment: [Maps and Images 3142.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

9. [103 E. Park Ave. | Short Term Rental | 2696](#)

Attachment: [Maps and Images 2696.pdf](#)

Attachment: [Staff Report 2696.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

10. [216 W. Park Ave., Unit A | Short Term Rental | 2813](#)

Attachment: [Maps and Images 2813.pdf](#)

Attachment: [Staff Report 2813.pdf](#)

Attachment: [Comments\\_ZBA Hearing 6-26-16.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Parker Morgan

Second: Timothy Mackey

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

11. [201 W. Waldburg St. | Short Term Rental | 2814](#)

Attachment: [Maps and Images 2814.pdf](#)  
Attachment: [Staff Report 2814.pdf](#)  
Attachment: [Comments\\_ZBA Hearing 6-26-16.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

12. [202 W. Park Ave. | Short Term Rental | 2944](#)

Attachment: [Maps and Images 2944.pdf](#)  
Attachment: [Staff Report 2944.pdf](#)  
Attachment: [Comments\\_ZBA Hearing 6-26-16.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

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

13. [905 Whitaker Street, Unit A1 | Short Term Rental | 3055](#)

Attachment: [Maps and Images 3055.pdf](#)  
Attachment: [Staff Report 3055.pdf](#)  
Attachment: [Comment.pdf](#)

**Board Action:**

Approval of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey  
Second: Parker Morgan

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

14. [905 Whitaker Street, Unit A2 | Short Term Rental | 3056](#)

Attachment: [Maps and Images 3056.pdf](#)

Attachment: [Staff Report 3056.pdf](#)

Attachment: [Comment.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

15. [905 Whitaker Street, Unit A3 | Short Term Rental | 3057](#)

Attachment: [Maps and Images 3057.pdf](#)

Attachment: [Staff Report 3057.pdf](#)

Attachment: [Comment.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

16. [903 Whitaker Street, Unit B1 | Short Term Rental | 3058](#)

Attachment: [Maps and Images 3058.pdf](#)

Attachment: [Staff Report 3058.pdf](#)

Attachment: [Comment.pdf](#)

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

**Vote Results**  
Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

17. [903 Whitaker Street, Unit B2 | Short Term Rental | 3059](#)

Attachment: [Maps and Images 3059.pdf](#)  
Attachment: [Staff Report 3059.pdf](#)  
Attachment: [Comment.pdf](#)

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

**Vote Results**  
Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

18. [903 Whitaker Street, Unit B3 | Short Term Rental | 3060](#)

Attachment: [Maps and Images 3060.pdf](#)  
Attachment: [Staff Report 3060.pdf](#)  
Attachment: [Comment.pdf](#)

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

**Vote Results**  
Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay



Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

19. [901 Whitaker Street, Unit C1 | Short Term Rental | 3063](#)

Attachment: [Maps and Images 3063.pdf](#)

Attachment: [Staff Report 3063.pdf](#)

Attachment: [Comment.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

20. [901 Whitaker Street, Unit C2 | Short Term Rental | 3064](#)

Attachment: [Maps and Images 3064.pdf](#)

Attachment: [Staff Report 3064.pdf](#)

Attachment: [Comment.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

21. [901 Whitaker Street, Unit C3 | Short Term Rental | 3065](#)

Attachment: [Maps and Images 3065.pdf](#)

Attachment: [Staff Report 3065.pdf](#)

Attachment: [Comment.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**  
Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

22. [523 E. Gwinnett St. Short Term Rental | 3072](#)

Attachment: [Maps and Images 3072.pdf](#)  
Attachment: [Staff Report 3072.pdf](#)

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

**Vote Results**  
Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

23. [529 E. Gwinnett St. | Short Term Rental | 3074](#)

Attachment: [Maps and Images 3074.pdf](#)  
Attachment: [Staff Report 3074.pdf](#)

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

**Vote Results**  
Motion: Timothy Mackey  
Second: Parker Morgan  
Tom Branch - Aye  
LaShaun Lovett - Nay  
Timothy Mackey - Aye  
Tonia Miller - Nay  
Parker Morgan - Aye

24. [527 E. Gwinnett St. | Short Term Rental | 3075](#)

Attachment: [Maps and Images 3075.pdf](#)

Attachment: [Staff Report 3075.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

25. [525A E. Gwinnett St. | Short Term Rental | 3076](#)

Attachment: [Maps and Images 3076.pdf](#)

Attachment: [Staff Report 3076.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

26. [526 E. Gwinnett Lane | Short Term Rental | 3078](#)

Attachment: [Maps and Images 3078.pdf](#)

Attachment: [Staff Report 3078.pdf](#)

**Board Action:**

**Approval** of the proposed use. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller	- Nay
Parker Morgan	- Aye

**IX. Other Business**

**X. Adjournment**

27. [Adjournment of the June 23, 2016 SZBA Meeting](#)

There being no other business to present to the Board, the Chairman declared the June 23, 2016 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.*