



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

May 26, 2016 Savannah Zoning Board of Appeals Meeting

Members Present: Thomas Branch III, Chairman
LaShaun Lovett
Parker Morgan

Members Not Present: Timothy Mackey
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 Branch called the May 26, 2016 SZBA meeting to order.

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

2. [Approval of the April 28, 2016 SZBA Meeting Minutes](#)

Attachment: [April28thSZBAMeetingMinutes2.pdf](#)

Board Action:

Approval of the April 28, 2016 SZBA Meeting Minutes with the necessary amendments.

1) let the minutes show that Ms. Lovett voted aye on 409 W. Waldburg - PASS

2) Chairman recused himself on 2112 Bull Street due to conflict of interest.

Vote Results

Motion: LaShaun Lovett

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Parker Morgan - Aye

V. Approval of Final Agenda

Items Requested to Be Continued

3. [542 E. 51st St. | Lot Coverage Variance | 1866](#)

Board Action:

Continue to June 23, 2016 hearing of the Savannah Zoning Board of Appeals. - PASS

Vote Results

Motion: Parker Morgan

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Parker Morgan - Aye

4. [1503 Lissner Ave. | Appeal of Zoning Administrator Ruling | 1615](#)

Board Action:

Continue to June 23, 2016 hearing of the Savannah Zoning Board of Appeals. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey	- Not Present
Parker Morgan	- Aye

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

Board Action:
Staff recommends **approval** of the request to continue. - PASS

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

6. [87 Highlands Blvd. | Special Use 48c \(Package Store\) | 6726](#)

Board Action:
Staff recommends **approval** of the request to withdraw the petition. - PASS

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

7. [210-214 W. Gwinnett St. | Lot Width Variances | 2411](#)

Board Action:
Staff recommends **approval** of the request to continue to June 23rd. - PASS

Vote Results
Motion: LaShaun Lovett
Second: Parker Morgan

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye

Approval of Final Agenda

8. [Approval of the May 26, 2016 SZBA Final Agenda](#)

Board Action:

Approval of the items on the Consent Agenda and to set the Regular Agenda to add 303 Johnston Street. - PASS

Vote Results

Motion: Parker Morgan
Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
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

9. [535 E. 50th St. | Setback Variance | 2417](#)

Attachment: [Staff Report 2417.pdf](#)
Attachment: [Maps and Images 2417.pdf](#)
Attachment: [2015 Lot Coverage Variance Approval.pdf](#)

Board Action:

Approval of the requested five-foot side yard setback variance. - PASS

Vote Results

Motion: Parker Morgan
Second: LaShaun Lovett

Tom Branch	- Aye
LaShaun Lovett	- Aye
Timothy Mackey	- Not Present
Parker Morgan	- Aye

10. [828 E. Park Ave. | Standards Variances | 2396](#)

Attachment: [Staff Report 2396.pdf](#)
Attachment: [Maps and Images 2396.pdf](#)

Board Action:
Approval of the requested variances. - PASS

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

11. [2 Lee Boulevard | Sign Variances | 2003](#)

Attachment: [Staff Report 2003.pdf](#)
Attachment: [Maps and Images 2003.pdf](#)
Attachment: [suggestion-comment.pdf](#)

Board Action:
Approval of the requested 18-square foot variance in fascia signage and 34-square foot variance in pylon signage in order to replace the current signage on a motel with new signage of the same dimensions. - PASS

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

VII. Old Business

VIII. Regular Agenda

12. [303 Johnston St. | Lot Coverage Variance |](#)

Attachment: [Maps and Images 2428.pdf](#)
Attachment: [Petitions.pdf](#)
Attachment: [Staff Report 2428.pdf](#)

In opposition to the petition was Attorney Craig Call agent for Mr. Pete Liakakis, neighboring resident.

Board Action:

Approval of the requested eight percent lot coverage variance. - PASS

Vote Results

Motion: Parker Morgan

Second: LaShaun Lovett

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Not Present

Parker Morgan - Aye

13. [221 W. Henry St. | Use Approval 8a \(STVR\) | 2397](#)

Attachment: [Staff Report 2397.pdf](#)

Attachment: [Maps and Images 2397.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Parker Morgan

Second: Tom Branch

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Not Present

Parker Morgan - Aye

14. [317 Anderson St. | Special Use \(STVR\) | 2398](#)

Attachment: [Staff Report 2398.pdf](#)

Attachment: [Maps and Images 2398.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Parker Morgan

Second: Tom Branch

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Not Present

Parker Morgan - Aye

15. [319 East Anderson St. Unit A | Special Use \(STVR\) | 2400](#)

Attachment: [Staff Report 2400.pdf](#)
Attachment: [Maps and Images 2400.pdf](#)
Attachment: [Comment.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

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

16. [319 East Anderson St. Unit B | Special Use \(STVR\) | 2402](#)

Attachment: [Staff Report 2402.pdf](#)
Attachment: [Maps and Images 2402.pdf](#)
Attachment: [Comment.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

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

17. [518 East Henry St., Unit B | Special Use \(STVR\) | 2537](#)

Attachment: [Staff Report 2537.pdf](#)
Attachment: [Maps and Images 2537.pdf](#)
Attachment: [Staff Report 2537.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Parker Morgan
Second: Tom Branch

Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Not Present
Parker Morgan	- Aye

18. [205 E. Henry Street | Special Use \(STVR\) | 2486](#)

Attachment: [Staff Report 2486.pdf](#)

Attachment: [Maps and Images 2486.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Parker Morgan

Second: Tom Branch

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Not Present

Parker Morgan - Aye

IX. Other Business

X. Adjournment

19. [Adjournment of the May 26, 2016 SZBA Meeting](#)

There being no other business to come before the board, Chairman Branch declared the May 26, 2016 SZBA meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

/cm

Arthur Mendonsa Hearing Room
110 East State Street
Savannah, GA 31401

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.