



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 E. State Street - 10:00 A.M.
Minutes

October 27, 2016 Savannah Zoning Board of Appeals Meeting

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. To have evidence included in the official record, all documents must be stamped in prior to being presented during the hearing.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons wishing to speak are requested to sign on the "Sign-In Sheet" on the lectern.

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 September 22, 2016 Meeting Minutes](#)

Attachment: [September 22, 2016 Minutes.pdf](#)

The minutes were approved as written.

Board Action:

Approve minutes as written. - PASS

Vote Results

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

Timothy Mackey - Aye

Tonia Miller - Not Present

Parker Morgan - Aye

V. Approval of Final Agenda

Items Requested to Be Continued

- 2. [2501 Bull Street | Use Approval - Bar and Grill | 5353](#)
- 3. [1413 E. 31st Street | Lot Coverage Variance | 5352](#)

Approval of Final Agenda

- 4. [Approve Final Agenda](#)

Board Action:	
Approve the agenda as stated	- PASS
Vote Results	
Motion: Timothy Mackey	
Second: Parker Morgan	
Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- 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

- 5. [11520 Abercorn Street | Sign Area Variance | 5370](#)

- Attachment: [Maps and Images 5370.pdf](#)
- Attachment: [Application 5370.pdf](#)
- Attachment: [Staff Report 5370.pdf](#)

Board Action:	
Staff recommends approval of the requested 47-square foot variance in sign area to allow the replacement of the sign in the same frame.	- PASS
Vote Results	
Motion: Parker Morgan	
Second: Timothy Mackey	
Tom Branch	- Aye
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

6. [423 E. 31st Street | Parking Variance | 5355](#)

- Attachment: [16-005396-COA.pdf](#)
- Attachment: [Maps and Images 5355.pdf](#)
- Attachment: [Staff Report 5355.pdf](#)

Board Action:
 Staff recommends **denial** of the requested two-space parking variance. Staff recommends **approval** of a one parking space variance to permit construction of the proposed residence. - PASS

Vote Results
 Motion: Timothy Mackey
 Second: Parker Morgan

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

VII. Old Business

VIII. Regular Agenda

7. [525 E. Henry Street | Short Term Vacation Rental | 5383](#)

- Attachment: [Staff Report 5383.pdf](#)
- Attachment: [Maps and Images 5383.pdf](#)

Board Action:
 Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental). - PASS

Vote Results
 Motion: Parker Morgan
 Second: Timothy Mackey

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

8. [315 W. Duffy Street | Short term Vacation Rental | 5358](#)

- Attachment: [Maps and Images 5358.pdf](#)
- Attachment: [Staff Report 5358.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use #8a (Short Term Vacation Rental). - PASS

Vote Results

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

9. [1608 Bull Street | Restaurant with Alcohol Sales | 5356](#)

Attachment: [Maps and Images 5356.pdf](#)
Attachment: [Staff Report 5356.pdf](#)
Attachment: [Comment Email.pdf](#)

Board Action:

Staff recommends **approval** of the proposed use; with the **condition** that the proposed use shall provide sealed waste containers within an approved enclosure and shall provide filtration on the required kitchen hood sufficient to remove odors prior to venting. - PASS

Vote Results

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

10. [705 E. Anderson Street | Sign Area Variance | 5243](#)

Attachment: [Maps and Images 5243.pdf](#)
Attachment: [Site Images 5243.pdf](#)
Attachment: [Staff Report 5243.pdf](#)
Attachment: [TABLE III Sign Area.pdf](#)
Attachment: [Proposed Sign 5243.pdf](#)

Board Action:

Staff recommends **denial** of the requested variance. - PASS

Vote Results

Motion: Tonia Miller

Second: Timothy Mackey	
Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Abstain

11. [24 E. Liberty Street | Appeal of COA Denial | 4480](#)

Attachment: [Staff Report 4480.pdf](#)
Attachment: [Site Pictures.pdf](#)
Attachment: [Sec of Interior Visibility Definition.pdf](#)
Attachment: [Maps and Images 4480.pdf](#)
Attachment: [COA - 24 East Liberty Street Apt Unit 83 and 73 Denial.pdf](#)
Attachment: [Application.pdf](#)

Board Action:

While the petitioner has undeniably violated the ordinance by failing to obtain a building permit or COA from HDBR, he asserts that the omission was unintentional. The impact of these replacement doors located on upper story balconies on the historic character of the building is minimal, and the cost and potential damage from attempting to replace them could be substantial. - PASS
Staff recommends **approval** of the requested appeal.

Vote Results

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

12. [8890 Abercorn Street | Remote Parking Variance | 5354](#)

Attachment: [Maps and Images 5354.pdf](#)
Attachment: [Application 5354.pdf](#)
Attachment: [Application Supplemental 5354.pdf](#)
Attachment: [Staff Report 5354.pdf](#)

Board Action:

Staff recommends **denial** of the proposed remote parking plan. - PASS

Vote Results

Motion: Parker Morgan

Second: Timothy Mackey	
Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

IX. Other Business

X. Adjournment

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.