



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
June 22, 2017 - 10:00AM
MINUTES

June 22, 2017 City of Savannah Zoning Board of Appeals

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.

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 in attendance are requested to so note on the "Sign-In Sheet" on the lectern next to the microphone. Persons wishing to speak will indicate on the sheet.

Board Members Present:

Eli Karatassos
David Moore
Michael Brown
Willie James

Board Members Not Present:

Thomas Branch, Chairman
Timothy Mackey, Vice Chairman
Parker Morgan

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

[1. Approval of May 25, 2017 Meeting Minutes](#)

☞ [May 25, 2017 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey

- Not Present

Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

V. Approval of Final Agenda

[2. Approval of June 22, 2017 Agenda](#)

Motion

Approve final agenda as written.

Vote Results (Approved)

Motion: Michael Brown

Second: David Moore

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

VI. Consent Agenda

[3. Approval of Consent Agenda](#)

Motion

Consent agenda

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[4. 140 East 56th St. | Lot Coverage Variance | 3098](#)

- 📎 [Signed Decision 2016.pdf](#)
- 📎 [Maps and Images 3098.pdf](#)
- 📎 [Staff Report 3098.pdf](#)

[5. 303 West Gwinnett Street | Carriage House Approval | 2514](#)

- 📎 [Staff Report 2514.pdf](#)

[📎 Maps and Images 2514.pdf](#)

VII. Old Business

[6. Request to Continue 60 Days \(to September 28th\)](#)

Motion

Staff recommends continuance for 17-001662-ZBA- 122 East Liberty Street because they have filed a text amendment petition with the MPC that will be heard on July 18th.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

VIII. Regular Agenda

[7. 306 East Duffy Street | Short Term Vacation Rental | 2887](#)

[📎 Staff Report 2887.pdf](#)

[📎 Maps and Images 2887.pdf](#)

Motion

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

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Nay
Willie James	- Aye

[8. 12 West 41st Street | Use Approval \(Microbrewery\) | 3114](#)

[📎 MPC Recommendation Packet Zoning.pdf](#)

[📎 Maps and Images 3114.pdf](#)

[📎 Staff Report 3114.pdf](#)

[📎 Comment Letters 3114.pdf](#)

Motion

Staff recommends approval of the proposed use #8-3219(18) (Microbrewery).

Vote Results (Approved)

Motion: David Moore

Second: Michael Brown

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[9. 307 East Park Avenue | Short Term Vacation Rental | 3121](#)

[📎 Maps and Images 3121.pdf](#)

[📎 Staff Report 3121.pdf](#)

Motion

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

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[10. 3219 Skidaway Road | Sign Variance | 3112](#)

[📎 Maps and Images 3112.pdf](#)

[📎 Enmark on Skidaway Variance Narrative.pdf](#)

[📎 Staff Report 3112.pdf](#)

Motion

Staff recommends approval of the requested 85-square foot variance from the 75-square foot maximum sign area and a variance of one additional canopy sign from the maximum of two canopy signs permitted, with the condition that the petitioner remove the pole sign from 3511 Skidway Road (the closed fuel station/kiosk).

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye

David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[11. 111 East 34th Street | Rear Building Setback | 3059](#)

- 📎 [Maps and Images 3059.pdf](#)
- 📎 [Staff Report 3059.pdf](#)
- 📎 [053017_111 E34th Street COA.pdf](#)

Motion

There are no lot coverage requirements in the TC-1 zoning district. The scale of the proposed building and the resulting lot coverage are similar to other properties in the immediate vicinity. Staff recommends approval of a 10-foot variance from the required 10-foot rear building setback.

Vote Results (Approved)

Motion: David Moore
 Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[12. 348 Jefferson Street | Use Approval \(Delicatessen\) and Street Classification Variance | 3057](#)

- 📎 [Maps and Images 3057.pdf](#)
- 📎 [Staff Report 3057.pdf](#)

Motion

Staff recommends approval of the requested use, and approval of the variance from the street classification of collector street or greater, with the condition that the petitioners shall provide the required parking for the use as determined by the Zoning Administrator.

Vote Results (Approved)

Motion: David Moore
 Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[13. 1325 Chatham Parkway | Height Variance | 2996](#)

- 📎 [Staff Report 2996.pdf](#)
- 📎 [1325 Chatham Pkwy Height Variance \(Plan\).pdf](#)
- 📎 [Apartment Rendering.pdf](#)
- 📎 [Maps and Images 2996.pdf](#)
- 📎 [1325 Chatham Pkwy Height Variance \(Elev\).pdf](#)

Motion

Staff recommends approval of the requested 14-foot variance in the maximum 36-foot building height, with the condition that the Mayor and Aldermen approve the rezoning of the property from the current PUD-BR to the proposed PUD-M-12.

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[14. 712 East 46th Street | Side and Rear Setback Variances | 2995](#)

- 📎 [Staff Report 2995.pdf](#)
- 📎 [Site Plan 2995.pdf](#)
- 📎 [Maps and Images 2995.pdf](#)

Motion

Lot coverages in the vicinity on parcels that have garages are generally range from 31 percent to 42 percent. Staff recommends approval of the requested 10 percent variance in the maximum 30 percent lot coverage in order to construct a two-car garage on the property.

The proposed addition would extend the existing building wall by six feet along the eastern property line. Such a placement is common for garages and outbuildings in the neighborhood. Staff recommends approval of the requested five-foot variance in the required five-foot side yard setback.

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[15. 1212 Price Street, Unit B | Short Term Vacation Rental | 1801](#)

📎 [Staff Report 1801.pdf](#)

📎 [Maps and Images 1801.pdf](#)

Motion

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

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[16. 1212 Price Street, Unit A | Short Term Vacation Rental | 1762](#)

📎 [Maps and Images 1762.pdf](#)

📎 [Staff Report 1762.pdf](#)

Motion

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

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

[17. 1709 Frost Drive | Separation Variance | 2167](#)

📎 [Maps and Images 2167.pdf](#)

📎 [Staff Report 2167.pdf](#)

Motion

Staff recommends approval of the requested separation variance with the conditions that no outdoor vehicle repairs or maintenance may be performed (i.e., all vehicle work must be performed inside the commercial building); no vehicles associated with the business shall be parked on Frost Drive outside the fence property; and the petitioner shall install a minimum "Type D"; buffer consisting of an 8-foot opaque fence and 25-foot vegetative buffer (as described in Section 8-3066) along the southern border of the property, between the

fenced yard and the nearby residential properties.

Vote Results (Approved)

Motion: David Moore

Second: Willie James

Timothy Mackey	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Aye
Willie James	- Aye

IX. Other Business

X. Adjournment

Respectfully Submitted,

Jack Butler

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.