



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
May 25, 2017 - 10:00AM
MINUTES

May 25, 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 table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

[1. Approval of April 27, 2017 Meeting Minutes](#)

[April 27, 2017 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

V. Approval of Final Agenda

[2. Approval of May 25, 2017 Meeting Agenda](#)

Motion

Approve agenda as written.

Vote Results (Approved)

Motion: David Moore

Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

VI. Consent Agenda

[3. Approval of Consent Agenda](#)

Motion

Approve all items on the consent agenda.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[4. 111/113 West Park Ave. | Short Term Vacation Rental | 2166](#)

[📎 STVRs Nearby 2166.pdf](#)

[📎 Staff Report 2166.pdf](#)

[📎 Maps and Images 2166.pdf](#)

[5. 318 West Duffy St. | Short Term Vacation Rental | 1392](#)

[📎 STVRs nearby 1392.pdf](#)

[📎 Staff Report 1392.pdf](#)

[📎 StreetView 1392.pdf](#)

[📎 Maps and Images.pdf](#)

[6. 909 Barnard St. | Short Term Vacation Rental | 2003](#)

[📎 STVRs Nearby 2003.pdf](#)

[☞ Staff Report 2003.pdf](#)

[☞ Maps and Images 2003.pdf](#)

7. 215 West Henry St. | Short Term Vacation Rental | 2163

[☞ Staff Report 2163.pdf](#)

[☞ Maps and Images 2163.pdf](#)

[☞ STVRs Nearby 2163.pdf](#)

8. 213 West Henry St. | Short Term Vacation Rental | 2164

[☞ STVRs Nearby 2164.pdf](#)

[☞ Staff Report 2164.pdf](#)

[☞ Maps and Images 2164.pdf](#)

9. 601 Martin Luther King Jr. Blvd. | Sign Variance | 2031

[☞ Submittal Packet - 601 Martin Luther King Jr. Boulevard 17-001021-COA.pdf](#)

[☞ Maps and Images 2031.pdf](#)

[☞ Staff Report 2031.pdf](#)

[☞ HDBR Board Decision.pdf](#)

10. 1110 Drayton St. | Short Term Vacation Rental | 2264

[☞ STVRs near 2264.pdf](#)

[☞ Staff Report 2264.pdf](#)

[☞ Maps and Images 2264.pdf](#)

11. 123 West Park Ave. Suite 1 | Short Term Vacation Rental | 2470

[☞ STVRs Nearby 2470.pdf](#)

[☞ Maps and Images 2470.pdf](#)

[☞ Staff Report 2470.pdf](#)

12. 324 East 60th St. | Side Building Setback Variance | 1906

[☞ Staff Report 1906.pdf](#)

[☞ Maps and Images 1906.pdf](#)

[☞ Comment Neighbor 1906.pdf](#)

VII. Old Business

VIII. Regular Agenda

13. 33 East 50th St. | Side Building Setback Variance | 2468

[☞ Staff Report 2468.pdf](#)

[☞ Maps and Images 2468.pdf](#)

Motion

Staff recommends approval of a 3-foot, 6-inch variance in the required 5-foot side yard setback for Parcel A, and a 2-foot, 4-inch variance in the required 5-foot side yard setback for Parcel B, in order to subdivide a lot

into two parcels.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Not Present
Timothy Mackey	- Nay
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[14. 119 East 37th St. | Use Approval \(Restaurant with Alcohol Sales\) | 2266](#)

📎 [Staff Report 2266.pdf](#)

📎 [Maps and Images 2266.pdf](#)

📎 [2016 ZBA Decision.pdf](#)

Motion

Staff recommends re-approval of the proposed use; with the condition that the use shall meet all requirements for the use and the approval shall sunset, should the proposed use cease operations for more than six months.

Vote Results (Approved)

Motion: David Moore

Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[15. 3515 Montgomery St. | Remote Parking Variance | 2476](#)

📎 [Staff Report 2476.pdf](#)

📎 [Maps and Images 2476.pdf](#)

Motion

Staff recommends approval of the requested 52-space parking variance, and approval of the requested 65-foot remote parking separation variance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore	
Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

16. 2603 Whitaker Street | Use Approval (Club, Lodge) | 2471

- 📎 [Maps and Images 2471.pdf](#)
- 📎 [Application 2471.pdf](#)
- 📎 [Comment Letter 2471.pdf](#)
- 📎 [Petition 2471.pdf](#)
- 📎 [2603 Whitaker - PARKING FEASIBILITY STUDY.pdf](#)
- 📎 [2603 Whitaker-Designated Parking.pdf](#)
- 📎 [Parking Lease Agreement - Hardy{1743341.2}.docx.pdf](#)
- 📎 [Staff Report 2471 revised.pdf](#)
- 📎 [2603 Whitaker-Savannah Events Group.pdf](#)
- 📎 [2603 Whitaker-Savannah Wedding Association.pdf](#)
- 📎 [2603 Whitaker-Occupany Layout.pdf](#)

Motion

Staff recommends approval of the proposed use (Club, Lodge).

Vote Results (Approved)

Motion: David Moore

Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Nay
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

17. 102 Park of Commerce Dr. | Sign Variance | 2478

- 📎 [Staff Report 2478.pdf](#)
- 📎 [Comment 2478.pdf](#)
- 📎 [Sign Standards 8-3112.pdf](#)
- 📎 [Maps and Images 2478 \(2\).pdf](#)

Motion

Staff recommends approval of a 15-square foot variance in the 60-square foot sign area maxim, but denial of the proposed 25-foot sign height as shown (the sign height must not exceed 20 feet agl).

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[18. 608 Hampton St. | Expansion of Church in R-6 District | 2374](#)

[☞ Staff Report 2374.pdf](#)

[☞ Maps and Images 2374.pdf](#)

[☞ Comment Email RE 17-002374-ZBA.pdf](#)

Motion

Staff recommends approval of the expansion of the proposed use #15 (Church and other places of worship) and approval of the requested variances.

Vote Results (Approved)

Motion: David Moore

Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[19. 630 West Bay St. | Variance from Historic Standards | 2480](#)

[☞ Submittal Packet- Metal mesh examples.pdf](#)

[☞ Maps and Images 2480.pdf](#)

[☞ COA - 630 West Bay Street Hotel Pt I Continued 17-001561-COA.pdf](#)

[☞ Submittal Packet- Drawings.pdf](#)

[☞ Staff Report 2480.pdf](#)

Motion

Staff recommends approval of a variance from Section 8-3030(n)(15)(c) of the Historic District Ordinance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[20. 235 Columbus Dr. | Lot Width and Area Variances | 2473](#)

[☞ Staff Report 2473.pdf](#)

[☞ Maps and Images 2473.pdf](#)

[☞ MPC Staff Review 2473.pdf](#)

[☞ 235 Columbus Drive Signed Decision - 16-001209-ZBA.pdf](#)

Motion

Staff recommends approval of the requested 11-foot lot width variance for pool house on 17A; and a 763-square foot lot area variance for lot 17A.

Vote Results (Approved)

Motion: David Moore

Second: Eli Karatassos

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[21. 8710 Cindy Ave. | Lot Size and Building Setback Variances |](#)

[☞ Maps and Images 1944.pdf](#)

[☞ Staff Report 1944.pdf](#)

Motion

Staff recommends approval of the requested variances.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore	
Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[22. 202 East 57th St. | Side Building Setback Variance | 2162](#)

[☞ Staff Report 2162.pdf](#)

[☞ Maps and Images 2162.pdf](#)

Motion

Staff recommends denial of the requested one-foot side setback variance from the five-foot side yard building setback required.

Vote Results (Approved)

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Not Present
Timothy Mackey	- Aye
Tonia Miller	- Not Present
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye

[23. 802 West 42nd St. | Rear Building Setback Variance | 2380](#)

[☞ staff-report-2380_1.pdf](#)

[☞ 802-w-42nd-cuyler-brownville-historic-district-submittal-reduced_1.pdf](#)

[☞ maps-and-images-2380_1.pdf](#)

IX. Other Business

X. Adjournment

Respectfully Submitted,

Jack Butler

adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.