



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
September 28, 2017 - 10:00AM  
MINUTES

### September 28, 2017 City of 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.

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. August 24, 2017 Meeting Minutes](#)

[August 24, 2017 Meeting Minutes.pdf](#)

#### **Motion**

Approve minutes as written.

#### **Vote Results ( Approved )**

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

#### V. Approval of Final Agenda

##### [2. REQUEST TO CONTINUE CASES \(NOTICE ISSUES\)](#)

**Motion**

Continue to October 26, 2017 Hearing Date

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

**VI. Consent Agenda**

[3. C1 - Approval of Consent Agenda](#)

**Motion**

Approve consent agenda as written.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

[4. C2 - 501 EAST 39TH STREET | LOT SIZE VARIANCE | 5035](#)

📎 [Staff Report 5035.pdf](#)

📎 [Maps and Images 5035.pdf](#)

[5. C3 - 134 EAST 44TH STREET | SIDE YARD SETBACK VARIANCE | 5282](#)

📎 [Building Plans 5282.pdf](#)

📎 [Maps and Images 5282.pdf](#)

📎 [Staff Report 5282.pdf](#)

[6. C4 - 314 EAST PARK AVE., APARTMENT A | SHORT TERM VACATION RENTAL | 4995](#)

📎 [Nearby STVRs 4995.pdf](#)

[📎 Maps and Images 4995.pdf](#)

[📎 Staff Report 4995.pdf](#)

7. C5 - 316 EAST PARK AVE., APARTMENT A | SHORT TERM VACATION RENTAL | 4996

[📎 Staff Report 4996.pdf](#)

[📎 Nearby STVRs 4996.pdf](#)

[📎 Maps and Images 4996.pdf](#)

8. C6 - 304 WEST PARK AVENUE, UNIT A | SHORT TERM VACATION RENTAL | 5137

[📎 Staff Report 5137.pdf](#)

[📎 Nearby STVRs 5137.pdf](#)

[📎 Maps and Images 5137.pdf](#)

9. C7 - 527 EAST HENRY STREET | SHORT TERM VACATION RENTAL | 4668

[📎 Nearby STVRs 4668.pdf](#)

[📎 Maps and Images 4668.pdf](#)

[📎 Staff Report 4668.pdf](#)

10. C8 - 1312 ABERCORN STREET | SHORT TERM VACATION RENTAL | 5168

[📎 Staff Report 5168.pdf](#)

[📎 Nearby STVRs 5168.pdf](#)

[📎 Maps and Images 5168.pdf](#)

11. C9 - 518 EAST HENRY STREET | SHORT TERM VACATION RENTAL | 5258

[📎 Maps and Images 5258.pdf](#)

[📎 Nearby STVRs 5258.pdf](#)

[📎 Staff Report 5258.pdf](#)

12. C10 - 304 WEST PARK AVENUE, UNIT B | SHORT TERM VACATION RENTAL | 5279

[📎 Staff Report 5279.pdf](#)

[📎 Nearby STVRs 5279.pdf](#)

[📎 Maps and Images 5279.pdf](#)

13. C11 - 522 EAST BOLTON STREET, UNIT A | SHORT TERM VACATION RENTAL | 5307

[📎 Nearby STVRs.pdf](#)

[📎 Maps and Images 5307.pdf](#)

[📎 Staff Report 5307.pdf](#)

14. C12 - 522 EAST BOLTON STREET, UNIT B | SHORT TERM VACATION RENTAL | 5309

[📎 Staff Report 5309.pdf](#)

[📎 Nearby STVRs.pdf](#)

[📎 Maps and Images 5309.pdf](#)

15. C13 - 522 EAST BOLTON STREET, UNIT C | SHORT TERM VACATION RENTAL | 5312

[📎 Staff Report 5312.pdf](#)

[Nearby STVRs.pdf](#)

[Maps and Images 5312.pdf](#)

16. C14 - 522 EAST BOLTON STREET, UNIT D | SHORT TERM VACATION RENTAL | 5313

[Staff Report 5313.pdf](#)

[Nearby STVRs.pdf](#)

[Maps and Images 5313.pdf](#)

**VII. Old Business**

17. 2310 CAUSTON BLUFF ROAD | USE APPROVAL (DAY NURSERY/KINDERGARTEN) | 4831

[Maps and Images 4831.pdf](#)

[2016 Decision \(signed\).pdf](#)

[Staff Report 4831.pdf](#)

**Motion**

Staff recommends approval of the proposed use, #22a (Day Nursery and Kindergarten), for up to 50 children.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: David Moore

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

18. 205 WEST JONES STREET | VARIANCE (GARAGE DOOR WIDTH) | 4689

[Staff Report 4689.pdf](#)

[Maps and Images 4689.pdf](#)

[COA - 205 West Jones Street 17-003636-COA.pdf](#)

**Motion**

Board recommends denial of staff's recommendation based on items C & D.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: David Moore

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

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

**VIII. Regular Agenda**

[19. D1 - 630 WEST BAY ST. | BONUS STORY VARIANCE | 5257](#)

- 📎 [Submittal Packet- renderings.pdf](#)
- 📎 [COA - 630 West Bay Street 17-001561-COA.pdf](#)
- 📎 [Maps and Images 5257.pdf](#)
- 📎 [Submittal Packet- drawings.pdf](#)
- 📎 [8-3030\(n\)\(16\)\(e\)ii 1.pdf](#)
- 📎 [Staff Report 5257.pdf](#)

**Motion**

The petitioner proposes to have the elevator equipment and a stairwell access above the roofline of the new hotel, which is counter to the Historic District Ordinance (Sec. 8-3030). The Historic District Review Board has recommended approval of the variance to facilitate the installation of a green roof system. Staff recommends approval of the requested variance for 630 West Bay Street from Sec. 8-3030(n)(16)e ii of the Savannah Historic District Ordinance.

**Vote Results ( Approved )**

Motion: Eli Karatassos  
 Second: Willie James

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

[20. D2 - 7240 VARNEDOE DRIVE | USE APPROVAL \(MAJOR VEHICLE SERVICE CENTER\) | 5275](#)

- 📎 [Maps and Images 5275.pdf](#)
- 📎 [SEPARATION BUFFER 5275.pdf](#)
- 📎 [Fleet Services Facility Plan.pdf](#)
- 📎 [Staff Report 5275.pdf](#)

**Motion**

Staff recommends approval of the proposed use #51a (Major Vehicle Service), with the conditions that the use install a Type "E" buffer as required in section 8-3066(d)(2), and that the hours of operation for the use

shall be limited to 7 a.m. to 7 p.m., Monday through Friday. There will be NO access on Gladstone Street. A 10 foot masonry fence should be built and the maximum amount of vegetation be used to assist in noise buffer.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch	- Nay
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

[21. D3 - 3402 ABERCORN STREET \(VETSBURG PLACE\) | FRONT YARD BUILDING SETBACK VARIANCE | 5283](#)

[📎 Staff Report 5283.pdf](#)

[📎 Maps and Images 5283.pdf](#)

[📎 Building Plans 5283.pdf](#)

**Motion**

The proposed porch addition would occupy space currently occupied by concrete steps and landscaping. Staff recommends approval of the requested 10-foot front building setback variance.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Timothy Mackey

Tom Branch	- Aye
Timothy Mackey	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Aye
David Moore	- Aye
Michael Brown	- Not Present
Willie James	- Aye

[22. D4 - 1711 WHITAKER STREET | SIDE YARD SETBACK VARIANCES | 5260](#)

[📎 Staff Report 5260.pdf](#)

[📎 Maps and Images 5260.pdf](#)

**Motion**

Staff recommends approval of the requested five-foot side yard setback variance on the north side of the subject property to permit the construction of an accessory structure (carriage house) at the same setback as the primary residence. Staff recommends denial of the requested five-foot side yard setback variance on the south side of the subject property.

**Vote Results ( Approved )**

Motion: David Moore

Second: Willie James

- Tom Branch - Aye
- Timothy Mackey - Aye
- Parker Morgan - Not Present
- Eli Karatassos - Nay
- David Moore - Aye
- Michael Brown - Not Present
- Willie James - Aye

**IX. Other Business**

[23. Report on 301 Tattnall Street Rehearing](#)

[📎 9-20-17 HDBR Rehearing COA - 301 Tattnall Street 16-006855-COA.pdf](#)

**X. Adjournment**

***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.***