



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
January 25, 2018 - 10:00AM  
MINUTES

### January 25, 2018 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. Approval of December 21, 2017 Meeting Minutes](#)

[📎 December 21, 2017 Meeting Minutes.pdf](#)

#### **Motion**

Approve minutes as written.

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

Motion: Tom Branch

Second: Willie James

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

#### V. Approval of Final Agenda

##### [2. Approval of January 25, 2018 Final Agenda](#)

**Motion**

Approve final agenda as written.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Eli Karatassos

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

**VI. Consent Agenda**

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

**Motion**

Approve consent agenda as written.

**Vote Results ( Approved )**

Motion: Tom Branch

Second: Willie James

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

[4. C2 - 502 EAST WALDBURG STREET | SPECIAL USE APPROVAL | SHORT-TERM VACATION RENTAL \(USE 8A\) | FILE NO. 17-006965-ZBA](#)

📎 [MAPS and IMAGES 6965.pdf](#)

📎 [Staff Report 6965.pdf](#)

[5. C3 - 504 EAST WALDBURG STREET | SPECIAL USE APPROVAL | SHORT-TERM VACATION RENTAL \(USE 8A\) | FILE NO. 17-006910-ZBA](#)

📎 [MAPS and IMAGES 6910.pdf](#)

📎 [Staff Report 6910.pdf](#)

[6. C4 - 308 EAST DUFFY STREET, UNIT B | SPECIAL USE APPROVAL | SHORT TERM RENTAL \(8a\) | FILE NO. 17-006781-ZBA](#)

📎 [MAPS AND IMAGES 6781.pdf](#)

📎 [Staff Report 6781.pdf](#)

[7. C5 - 911 WEST VICTORY DRIVE | SIDE YARD SETBACK VARIANCES | FILE NO. 17-007092-ZBA](#)

- 📎 [MAPS AND IMAGES 7092.pdf](#)
- 📎 [911 West Victory Drive Layout.jpg](#)
- 📎 [Staff Report 7092.pdf](#)

[8. C6 - 1207 ELLIOT AVENUE | FRONT AND REAR YARD SETBACK VARIANCES | FILE NO. 17-007078-ZBA](#)

- 📎 [Maps and Images 7078.pdf](#)
- 📎 [Staff Report 7078.pdf](#)
- 📎 [Site Plan 7078.pdf](#)

**VII. Old Business**

[9. 1134 WEST 51ST STREET | FRONT YARD SETBACK AND LOT COVERAGE VARIANCE | FILE NO. 17-006452-ZBA](#)

- 📎 [Maps and Images 6452.pdf](#)
- 📎 [Staff Report 6452 - JAN.pdf](#)

**Motion**

Staff recommends denial of the 25-foot front yard setback variance and denial of the 20 percent lot coverage variance.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Michael Brown

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

**VIII. Regular Agenda**

[10. D1 - 1612 EAST 51ST STREET | VARIANCE FROM SECTION 8-3011 | FILE NO. 17-006896-ZBA](#)

- 📎 [MAPS AND IMAGES 6896.pdf](#)
- 📎 [Staff Report 6896.pdf](#)

**Motion**

Board recommends approval of the variance with condition that the garage doors are facing west based on section "d".

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Michael Brown

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

11. D2 - 333 WEST MONTGOMERY CROSS ROAD | SIGN VARIANCE FROM SECTION 8-3112(i) | FILE NO. 17-007147-ZBA

- ☞ [Maps and Images 7147.pdf](#)
- ☞ [Examples of Restaurants with Additional Signage 7147.pdf](#)
- ☞ [Variance Request Letter 7147.pdf](#)
- ☞ [Sign Dimensions and Site Layout 7147.pdf](#)
- ☞ [Staff Report 7147.pdf](#)
- ☞ [Culver Sign ZBA request \(Letter of Denial\).pdf](#)

**Motion**

Board recommends approval of the requested variance from Section 8-3112(i) to allow two additional fascia signs.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Willie James

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

12. D3 - 2425 BULL STREET | SPECIAL USE REQUEST | MID-CITY USE #10 (RESTAURANT WITH ALCOHOL SALES) AND #18 (MICROBREWERY) | FILE NO. 17-007148-ZBA

- ☞ [2001 Master Plan for Starland Design Center \(M-010730-59970-2 - Starland\).pdf](#)
- ☞ [Starland Presentation 7148.pdf](#)
- ☞ [MAPS AND IMAGES 7148.pdf](#)
- ☞ [Starland\\_Dairy\\_Zoning\\_Confirmation 7148.pdf](#)
- ☞ [Proposed Exhibit \(Lower\) 7148.pdf](#)
- ☞ [Staff Report 7148.pdf](#)
- ☞ [Letter of Support for 7148 and 7150.pdf](#)

**Motion**

Staff recommends approval of the proposed uses for Restaurant with Alcohol Sales (Use #10) and Microbrewery (Use #18) with the condition that the uses maintain hours of operation limited to 11:45 p.m. Sunday-Thursday and 12:00 a.m. Friday and Saturday. no retail package sales for the microbrewery.

**Vote Results ( Approved )**

Motion: Eli Karatassos

Second: Michael Brown

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

[13. D4 - 2425 BULL STREET | SPECIAL USE REQUEST | MID-CITY USE #2 \(BAR, NIGHTCLUB OR TAVERN\) | FILE NO. 17-007150-ZBA](#)

[2001 Master Plan for Starland Design Center \(M-010730-59970-2 - Starland\).pdf](#)

[MAPS AND IMAGES 7150.pdf](#)

[Starland Presentation 7150.pdf](#)

[Starland\\_Dairy\\_Zoning\\_Confirmation 7150.pdf](#)

[Exhibit \(Upper\) 7150.pdf](#)

[Staff Report 7150.pdf](#)

[Letter of Support for 7148 and 7150.pdf](#)

**Motion**

Staff recommends approval of the proposed use for Bar, nightclub or tavern (Use #2) with the following conditions:

The use shall not be accessible to the general public;

Only registered occupants of the inn and their guests and occupants of the indoor recreation space shall have access to the proposed use;

The use shall maintain hours of operation limited to 12:00 a.m. Sunday-Thursday and 1:00 a.m. Friday and Saturday.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Eli Karatassos

Tom Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
David Moore	- Not Present
Michael Brown	- Aye

Willie James

- Aye

**IX. Other Business**

**X. Adjournment**

RESPECTFULLY SUBMITTED,

Thomas Trawick

***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.***