



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
July 26, 2018 - 10:00AM
MINUTES

July 26, 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. Item(s) Requested to be Removed from the Final Agenda

[1. 425 PENNSYLVANIA AVE. | REQUEST FOR A FRONT YARD SETBACK VARIANCE | CAROL MOON AS AGENT FOR CITY OF SAVANNAH | 3654](#)

Motion

The petitioner has requested to continue this item to the August 23rd ZBA meeting.

Vote Results (Not Started)

Motion:

Second:

[2. 401 EAST BAY ST. | REQUEST FOR A VARIANCE FROM SECTION 8-3082\(R\) FOR A 150-FOOT DISTANCE VARIANCE FROM THE 150-FOOT MAXIMUM DISTANCE ALLOWED FOR REMOTE PARKING | JAY MAUPIN AS AGENT FOR ROBERT BLOOD | 2867](#)

Motion

The petitioner has requested that this item be continued to the August 23rd meeting.

Vote Results (Not Started)

Motion:

Second:

[3. 7 DRAYTON ST. | REQUESTING VARIANCE TO ALLOW FOR DOUBLE PANE WINDOWS ON A HISTORIC BUILDING | ANDREW LYNCH AS AGENT FOR RAGHAV SAPRA | 3663](#)

Motion

NO SIGN - Continue to August 23 ZBA meeting.

Vote Results (Not Started)

Motion:

Second:

[4. 434 JEFFERSON ST. | REQUEST FOR A 6 PERCENT LOT COVERAGE VARIANCE FROM THE 75 PERCENT MAXIMUM PERMITTED | LINSEY MCDOUGAL AS AGENT FOR GENA P. TAYLOR | 3653](#)

Motion

NO SIGN - Continue to August 23rd ZBA meeting.

Vote Results (Not Started)

Motion:

Second:

[5. 316 EAST JONES ST. | REQUESTING VARIANCE TO PERMIT SIDE AND REAR PORCH ENCLOSED WITH GLAZING | JAMES REARDON AS AGENT FOR FRANCIS PHILLIP | 3611](#)

Motion

NO SIGN - Continue to August 23rd ZBA meeting.

Vote Results (Not Started)

Motion:

Second:

[6. 217 WEST BOLTON | REQUEST FOR TWO FOOT VARIANCES FROM REQUIRED 5 FOOT SIDE YARD SETBACK | KRISTIN RUSSELL | 2910](#)

Motion

NO SIGN - Continue to August 23rd ZBA meeting.

Vote Results (Not Started)

Motion:

Second:

V. Item(s) Requested to be Withdrawn

VI. Approval of Minutes

[7. Approval of the June 28, 2018 Meeting Minutes](#)

[June 28, 2018 Meeting Minutes.pdf](#)

Motion

Approve as submitted.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Aye
Parker Morgan	- Nay
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

VII. Approval of Final Agenda

[8. Approval of the July 26, 2018 Meeting Agenda](#)

Motion

Approve as amended.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Michael Brown

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

VIII. Consent Agenda

[9. Approval of the Consent Agenda](#)

Motion

Approve consent agenda as amended.

Vote Results (Approved)

Motion: Tommy Branch

Second: Eli Karatassos

Tommy Branch	- Aye
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Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[10. 211 LEEDS GATE ROAD | SPECIAL USE 23 \(PUBLIC USE\) | CITY OF SAVANNAH | 3223](#)

- [Staff Report 3223.pdf](#)
- [Maps 3223.pdf](#)
- [Images 3223.pdf](#)
- [Sketch Plan 3223.pdf](#)

Motion

Motion to deny the proposed use #23 (public use) for a gazebo at 211 Leeds Gate Road.

Vote Results (Approved)

Motion: Tommy Branch

Second: Michael Brown

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[11. 707 TATTNALL ST. | REQUEST FOR VARIANCES FROM SECTION 8-3030\(n\)\(2\) \(Historic District Design Standards – Height\) | MS. SHONAGH ADLEMAN | 3655](#)

- [Staff Report 3655.pdf](#)
- [Maps 3655.pdf](#)
- [Images 3655.pdf](#)
- [Application and Plans 3655.pdf](#)

Motion

Staff recommends approval of the requested two (2) foot variances from the requirements of the Historic District Ordinance, Section 8-3030(n)(2)(b)(viii).

Vote Results (Not Started)

Motion:

Second:

Motion

Staff recommends approval of the requested two (2) foot variances from the requirements of the Historic District Ordinance, Section 8-3030(n)(2)(b)(viii).

Vote Results (Not Started)

Motion: Michael Brown

Second: Trapper Griffith

IX. Old Business

[12. 611 WEST JONES ST. | REQUEST FOR A 57 PARKING SPACE VARIANCE FROM SECTION 8-3089 | HARVEY BREAM AS AGENT FOR MICHAEL DUCK | 2918](#)

📎 [Staff Report 2918 July.pdf](#)

📎 [Maps and Images 2918.pdf](#)

📎 [Available Parking Info from Petitioner 2918.pdf](#)

Motion

Approval of the requested 57-off-street parking space variance per Section 8-3089 for property located at 611 West Jones Street with the conditions that the applicant obtain a permanent remote parking agreement with Savannah-Chatham County Public School System and apply for a distance variance for the remote parking due to it being beyond 150 feet from the church.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

X. Regular Agenda

[13. 215 EAST WALDBURG ST. | SPECIAL USE 31a \(PROFESSIONAL OFFICE, TWO STORIES OR LESS\) | HAROLD AND JOSH YELLIN AS AGENT FOR SNAP III AFFORDABLE LLC | 3661](#)

📎 [Staff Report 3661.pdf](#)

📎 [Maps 3661.pdf](#)

📎 [Images 3661.pdf](#)

📎 [Application 3661.pdf](#)

Motion

Approval of the proposed use #31(a) (professional office, two-stories or less) with the following recommended

conditions:

The special use shall only apply to the single unit at 219A E. Waldburg St.

Regular hours of operation shall be limited to 8:30 a.m. to 5:30 p.m. Monday thru Friday with appointment-only operation on weekends.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Tommy Branch

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[14. 3202 OGEECHEE ROAD | REQUEST FOR 2 FOOT SIDE YARD SETBACK VARIANCE AND 14 FOOT SIDE YARD SETBACK VARIANCE | JAY MAUPIN AS AGENT FOR NICOLE CORSON | 3521](#)

📎 [Staff Report 3521.pdf](#)

📎 [Maps 3521.pdf](#)

📎 [Images 3521.pdf](#)

📎 [Application and Site Plan 3521.pdf](#)

Motion

Motion to approve the requested 2 foot side yard setback variance along the western property line and 14 foot side yard setback variance along the eastern property line from the 25 foot side yard setback required in order to construct an office building on property located at 3202 Ogeechee Road.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

[15. 6719 WATERS AVE. | REQUEST FOR A REDUCTION OF 3 PARKING SPACES FROM REQUIRED 29 SPACES | PETER SCHOENAUER AS AGENT FOR CHRISTOPHER AND ALECIA GALL | 3524](#)

- 📎 [Staff Report 3524.pdf](#)
- 📎 [Maps 3524.pdf](#)
- 📎 [Images 3524.pdf](#)
- 📎 [Application and Site Plan 3524.pdf](#)

Motion

Motion to approve the requested 3 parking space reduction from the required 29 off-street parking spaces in order to construct a retail establishment on property located at 6719 Waters Avenue.

Vote Results (Approved)

Motion: Tommy Branch

Second: Eli Karatassos

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Aye

[16. WEST 42nd STREET | REQUESTING APPROVAL OF A VARIANCE FROM SECTION 8-3224\(5\)\(b\)\(i\) REGARDING MAXIMUM OFF-STREET PARKING SPACES | JAY MAUPIN AS AGENT FOR MOHAMED ELDIBANY | 3569](#)

- 📎 [Maps 3569.pdf](#)
- 📎 [Images 3569.pdf](#)
- 📎 [Application and Survey 3569.pdf](#)
- 📎 [Staff Report 3569 REVISED.pdf](#)

Motion

Approval of the requested variance from Section 8-3224(5)(b)(i) which requires that a structure that additional parking is provided for is designated as a contributing historic structure

Vote Results (Approved)

Motion: Tommy Branch

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye

XI. Other Business

XII. 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.