



## City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
September 27, 2018 - 10:00AM  
MINUTES

### September 27, 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 podium. 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

#### V. Item(s) Requested to be Withdrawn

#### VI. Approval of Minutes

##### [1. Approval of August 23, 2018 Meeting Minutes](#)

#### **Motion**

Approve minutes as written.

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

Motion: Neil Dawson

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

#### VII. Approval of Final Agenda

[2. Approval of the September 27, 2018 Meeting Agenda](#)

**Motion**

Approve the agenda as submitted.

**Vote Results ( Approved )**

Motion: Willie James

Second: Trapper Griffith

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

**VIII. Consent Agenda**

**IX. Old Business**

[3. 4700 Waters Ave. | Announcement Sign Variance | Steve Fitts, Sr. as agent for Memorial Health | 4763-ZBA](#)

📎 [Application 4763.pdf](#)

📎 [Maps 4763.pdf](#)

📎 [Staff Report 4763.pdf](#)

📎 [Pictures 4763.pdf](#)

**Motion**

Board recommends approval of the requested variance from the maximum area standards for electronic announcement signs to construct a 128 square foot sign and approval of a variance from the standard that restricts changes in electronic message copy to once per 24 hours to allow changes in copy once every 8 seconds.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

**X. Regular Agenda**

[4. 106 E. 38th St. | Lot Area, Ground Floor Height, and Accessory Building Setback Variances | Eric S. Brown as agent for 421 Jefferson, LLC | 3754-ZBA](#)

- 📎 [Staff Report 3754.pdf](#)
- 📎 [Maps 3754.pdf](#)
- 📎 [COA - 106 East 38th Street Lot 15 18-003723-COA.pdf](#)
- 📎 [Submittal Packet - 106 East 38th Street 18-003723-COA.pdf](#)
- 📎 [Streetview and Pictures 3754.pdf](#)

**Motion**

MPC staff recommends approval of the following variances: 1) a 79 sq. ft. variance from the required minimum of 3,000 sq. ft. lot area for detached single-family residential structures 2) a 93/4 in. variance from the required minimum ground floor height of 13 ft.; 3) a 3 ft. variance from the required minimum 5 ft. rear yard setback for accessory structures; and 4) a 2 ft. variance from the required minimum 5 ft. side yard setback for accessory structures.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[5. 1210, 1212 and 0 Wheaton St. | Multi-Family Residential Parking Variance | Robert McCorkle as agent for Live Oak Landing, LP | 4110-ZBA](#)

- 📎 [Application and Site Plan 4110.pdf](#)
- 📎 [Maps 4110.pdf](#)
- 📎 [Pictures 4110.pdf](#)
- 📎 [NEW Staff Report 4110 - September Meeting.pdf](#)

**Motion**

Staff recommends approval of the requested variance.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present

Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[6. 77, 79 West Fairmont Ave. | Fascia Sign Variance | Josh Yellin as agent for Savannah Hotel Partners, LLC | 4759-ZBA](#)

- 📎 [Staff Report 4759.pdf](#)
- 📎 [Application and Plans 4759.pdf](#)
- 📎 [Maps 4759.pdf](#)
- 📎 [View from Abercorn .pdf](#)
- 📎 [Yellin Email.pdf](#)

**Motion**

Staff recommends approval of the requested variance from Section 8-3112(i) to permit the construction of one additional principal fascia sign.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[7. 1206 E. 68th St. | Lot Coverage Variance | Community Bible Church of Savannah, Inc. | 4581-ZBA](#)

- 📎 [Staff Report 4581.pdf](#)
- 📎 [Application and Sketch Plan 4581.pdf](#)
- 📎 [Maps 4581.pdf](#)
- 📎 [Letter of Support-1.pdf](#)
- 📎 [Street View, Pictometry and Pics 4581.pdf](#)

**Motion**

Staff recommends approval of the requested 3% building coverage variance at 1206 E. 68th St.

**Vote Results ( Approved )**

Motion: Willie James

Second: Neil Dawson

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[8. 2011 Bull Street | Special Uses - Package Alcohol Sales and Restaurant with Alcohol Sales | Myong Kil "Kay" Heritage | 4732-ZBA](#)

- 📎 [Staff Report 4732.pdf](#)
- 📎 [Maps 4732.pdf](#)
- 📎 [Application 4732.pdf](#)
- 📎 [Streetview, Pictometry and Pictures.pdf](#)

**Motion**

Staff recommends approval of the proposed uses (package alcohol sales with restriction only to restaurant and restaurant with alcohol sales) with the condition that hours of operation be limited to those established by the ZBA. Based on existing restaurants in the area, staff recommends limiting hours of operation to 10 p.m. Sunday thru Thursday and midnight Friday and Saturday. No hard spirits. Only beer and wine.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Trapper Griffith

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[9. 601 Indian St. | Historic District Ordinance Variance | Studio Architects as agent for CFI Indian Street Owner, LLC | 4721-ZBA](#)

- 📎 [Staff Report 4721.pdf](#)
- 📎 [Application and Designs 4721.pdf](#)
- 📎 [COA - 601 Indian Steet 17-005582-COA Part I and II Approved Revisions With Conditions..pdf](#)
- 📎 [Maps 4721.pdf](#)
- 📎 [Pictometry and Pictures 4721.pdf](#)

**Motion**

Staff recommends approval of the requested variance from Section 8-3030(n)(7)a to permit fixed storefront windows within the tower element at the corner of Fahm Street and Indian Street.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[10. 112 West Congress Street | Historic District Ordinance Variance | Keith Howington as agent for Savannah Charley, LLC | 4749-ZBA](#)

- 📎 [Staff Report 4749.pdf](#)
- 📎 [Maps 4749.pdf](#)
- 📎 [Application, COA and Designs 4749.pdf](#)
- 📎 [Pictures 4749.pdf](#)

**Motion**

Staff recommends approval of the requested variance from Section (n)(11) of the Historic District Section (8-3030) of the Zoning Ordinance which states, ";additions to roofs shall not be visible from the front elevation.";

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Trapper Griffith

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[11. 607 Drayton St. | Special Use - Parking Lot | Harold Yellin as agent for the Savannah College of Art and Design | 4760-ZBA](#)

- 📎 [Staff Report 4760.pdf](#)
- 📎 [Application 4760.pdf](#)
- 📎 [Maps 4760.pdf](#)
- 📎 [Streetview, Pictometry and Pics 4760.pdf](#)

**Motion**

Staff recommends approval of the requested use 46, Automobile parking lot or parking garage, at 607 Drayton Street., subject to the following condition: Prior to any improvements to the site, the applicant must submit a site plan that meets the standards of Section 8-3030 and obtain a certificate of appropriateness.

**Vote Results ( Approved )**

Motion: Neil Dawson

Second: Willie James

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[12. 540 E. 50th St. | Frank Stevens | Lot Coverage and Setback Variances | 4761-ZBA](#)

[📎 Site Plan 4761.pdf](#)

[📎 Maps 4761.pdf](#)

[📎 Streetview, Pictometry and Pics 4761.pdf](#)

[📎 Application 4761.pdf](#)

[📎 Staff Report 4761.pdf](#)

**Motion**

Staff recommends approval of the requested variances.

**Vote Results ( Approved )**

Motion: Willie James

Second: Trapper Griffith

Tommy Branch	- Aye
Parker Morgan	- Not Present
Eli Karatassos	- Not Present
Michael Brown	- Not Present
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- 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.*