



## City of Savannah Zoning Board of Appeals

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Arthur A. Mendonsa Hearing Room  
April 25, 2019 - 10:00AM  
MINUTES

### April 25, 2019 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" in the meeting room 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

[1. 2216 Causton Bluff Rd. | Variance - Side-Yard Setback | Dianne Jason | 19-001774-ZBA](#)

[2. 7804 Abercorn St. | Special Use - Temporary Event \(Carnival\) | Carol Stream Amusements, Inc. as agent for Oglethorpe Mall, LLC | 19-001180-ZBA](#)

[3. 415 East Oglethorpe Avenue | Variance - Building Footprint | Harold Yellen, Josh Yellen | 19-001950-ZBA](#)

📎 [Application 1950.pdf](#)

#### V. Item(s) Requested to be Withdrawn

[4. 1815 Barnard St. | Appeal of Zoning Administrator Decision | David Smith | 19-001955-ZBA](#)

[5. 405 Martin Luther King, Jr. Blvd. | Variance - Historic District Standards | Patrick Shay | 19-001547-ZBA](#)

#### VI. Approval of Minutes

[6. Approval of March 28, 2019 Meeting Minutes](#)

📎 [March 28, 2019 Meeting Minutes.pdf](#)

#### Motion

Approve minutes as written.

**Vote Results ( Approved )**

Motion: Tommy Branch	
Second: Willie James	
Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

**VII. Approval of Final Agenda**

[7. Approval of April 25, 2019 Final Agenda](#)

<b>Motion</b>	
Approve final agenda as written.	
<b>Vote Results ( Approved )</b>	
Motion:	
Second:	
Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

**VIII. Consent Agenda**

[8. Approval of consent AGENDA](#)

<b>Motion</b>	
Approve consent agenda based upon recommendations and findings outlined in staff reports.	
<b>Vote Results ( Approved )</b>	
Motion: Tommy Branch	
Second: Willie James	
Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye

Trapper Griffith - Aye  
Neil Dawson - Not Present

[9. 601 East River Street | Variance - Historic District Section 8-3030\(n\)\(15\)\(c\) "through-the-wall air conditioners" | Patrick Shay | 19-001923-ZBA](#)

- 🔗 [Application 1923.pdf](#)
- 🔗 [Exhibit B - Elevations.pdf](#)
- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Staff Report 1923.pdf](#)

**Motion**

No motion. Staff recommendation: approval of variance.

**Vote Results ( Not Started )**

Motion:

Second:

[10. 110 Columbus Drive | Variance - Building Coverage | Azard Ramjohn | 19-001466-ZBA](#)

- 🔗 [Staff Report 1466-ZBA.pdf](#)
- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Exhibit B - Chatham County Board of Assessors 2017 Property Record Card 2-0095-06-015.pdf](#)
- 🔗 [Exhibit C - Site Plan.pdf](#)
- 🔗 [Exhibit D - Streetview and Aerial.pdf](#)
- 🔗 [Application 1466.pdf](#)

**Motion**

No motion. Staff recommendation: approval of 6% building coverage variance.

**Vote Results ( Not Started )**

Motion:

Second:

[11. 318 East 57th Street | Variance - Lot Coverage | Joseph LaMuraglia | 19-001651-ZBA](#)

- 🔗 [Exhibit B - Plot Plan.pdf](#)
- 🔗 [Staff Report 1651.pdf](#)
- 🔗 [Exhibit A - Maps.pdf](#)
- 🔗 [Application 1651.pdf](#)

**Motion**

No motion. Staff recommendation: approval of 6% building coverage variance.

**Vote Results ( Not Started )**

Motion:

Second:

12. 105 East 39th St. | Extension of Previously-Approved Variances | Dr. James Burke | 19-001548-ZBA

☞ [Staff Report 19-001548-ZBA.pdf](#)

☞ [Exhibit A- Maps.pdf](#)

☞ [Exhibit B - Decision Signed 6097.pdf](#)

☞ [Exhibit C - Site Plan.pdf](#)

☞ [Application 1548.pdf](#)

**Motion**

No motion. Staff recommendation: Approval of extension, valid for one year.

**Vote Results ( Not Started )**

Motion:

Second:

**IX. Old Business**

**X. Regular Agenda**

13. 2502 Habersham St. | Variance - Mid City Design Standard | Brad Baugh | 19-001952-ZBA

☞ [Staff Report 1952-ZBA.pdf](#)

☞ [Exhibit A - Maps.pdf](#)

☞ [Exhibit B - COA Revised - 2502 Habersham Street 19-001677-COA.pdf](#)

☞ [Exhibit C - Pictures and Submittal Packet - 2502 Habersham Street 19-001677-COA.pdf](#)

☞ [Exhibit D - Streetview.pdf](#)

☞ [Application 1952.pdf](#)

☞ [Public Comments\\_ ZBA File No. 19-001952-ZBA.pdf](#)

**Motion**

Approve variance from Sections 8-3222(7)(c) and (d) to permit the use of opaque transom windows on the storefront facades of 2502 Habersham Street.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Tommy Branch

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

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

[14. 145 Montgomery St. | Variance - Historic District Standards | Todd Naugle as agent for Chatham County Commissioners | 19-001934-ZBA](#)

- 📎 [Staff Report 1934-ZBA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Aerial Pictures.pdf](#)
- 📎 [Exhibit C - Project Drawings.pdf](#)
- 📎 [Exhibit D- 18-006769-COA.pdf](#)
- 📎 [Exhibit E - Variance Narrative.pdf](#)
- 📎 [Application 1934.pdf](#)

**Motion**

Approve variance from Section 8-3030(n)(1) to permit the development of a monumental courthouse that bridges York Lane and to waive the requirement that York Street be restored.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[15. 821 E. Duffy St. | Variance - Lot Area and Width | Rayfield Reeves | 19-001900-ZBA](#)

- 📎 [Staff Report 1900-ZBA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Site Pictures.pdf](#)
- 📎 [Exhibit C - Plot Plan.pdf](#)
- 📎 [Exhibit D - Annotated Tax Map.pdf](#)
- 📎 [1900 Application.pdf](#)

**Motion**

Approve the requested lot area and lot width variances.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[16. 821 E. Duffy St. | Variance - Side-Yard Setback | Rayfield Reeves | 19-001951-ZBA](#)

📎 [Staff Report 1951-ZBA.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Site Pictures.pdf](#)

📎 [Exhibit C - Plot Plan.pdf](#)

📎 [Application 1951-ZBA.pdf](#)

**Motion**

Approve the requested side-yard setback variance.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[17. 504 Emmit Street | Variance -- Lot Area \(Density\) | Dontre Wallace | 19-001316-ZBA](#)

📎 [1316 Application.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Staff Report 1316.pdf](#)

**Motion**

Petitioner requests to withdraw application.

**Vote Results ( Approved )**

Motion:

Second:

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[18. 1702 Coventry Street | Variance -- Side-Yard and Rear-Yard Setback | Larry Gordon | 19-001953-ZBA](#)

- 📎 [Application 1953.pdf](#)
- 📎 [Exhibit B - Site Plan.pdf](#)
- 📎 [Exhibit C - Images.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Staff Report 1953.pdf](#)

**Motion**

Deny the rear-yard and side-yard setback variances at 1702 Coventry Street.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Nay
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[19. 10901 Abercorn Street | Variance - Side-Yard Setback | Thomas Willett | 19-001927-ZBA](#)

- 📎 [Application 1927.pdf](#)
- 📎 [Staff Report 1927.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Site Plan.pdf](#)
- 📎 [Exhibit C - Pictometry.pdf](#)

**Motion**

Deny the requested 31-foot setback variance and approve a 25-foot setback variance at 10901 Abercorn Street conditioned on meeting the standards of the ";Type D"; buffer as outlined in section 8-3066.

**Vote Results ( Approved )**

Motion: Trapper Griffith

Second: Tommy Branch

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[20. 1004 Abercorn Street | Special Use - #43\(a\) Fast Food Restaurant | Douglas Hann | 19-001954-ZBA](#)

📎 [Staff Report 1954.pdf](#)

📎 [Application 1954.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Site Plan.pdf](#)

**Motion**

The petitioner meets all relevant special use conditions. As such, approve the proposed fast food restaurant use 43(a).

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[21. 111 Ann St. | Variance - Parking | Joshua Yellin as agent for Flank, Inc. | 19-001948-PLAN](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Project Drawings.pdf](#)

📎 [Exhibit C - 18-005088-COA.pdf](#)

📎 [Exhibit D - Zoning Confirmation Letter.pdf](#)

📎 [Exhibit E - Variance Narrative and Parking Plan.pdf](#)



[Application 1948.pdf](#)

[Staff Report 19-001948-ZBA.pdf](#)

**Motion**

Approve the requested 107-space variance contingent upon meeting the tandem or manged parking standards contained in number 8 of Staff Report. Referenced finding subsection 4, subsection 3.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Michael Brown

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[22. 2229 Whitaker Street | Variance - Side-Yard Setback and Lot Area \(Density\) | Josh Yellin as agent for Daniel Walters | 19-001947-ZBA](#)

[Staff Report 1947.pdf](#)

[Application 1947.pdf](#)

[Exhibit C - 1916 Sanborn.pdf](#)

[Exhibit A - Maps.pdf](#)

[Exhibit B - Site Plan.pdf](#)

**Motion**

Petitioner has withdrawn the requested lot area variance. Approves the requested side-yard setback variance.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[23. 2221 Whitaker Street | Variance - Side-Yard Setback and Lot Area \(Density\) | Josh Yellin as agent for Daniel Walters | 19-001949-ZBA](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit A - Maps.pdf](#)

[Exhibit C - 1916 Sanborn.pdf](#)

[Staff Report 1949.pdf](#)

[Application 1949.pdf](#)

**Motion**

Petitioner has withdrawn the requested lot area variance. Approves the requested side-yard setback variance.

**Vote Results ( Approved )**

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Not Present

**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.*