



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
January 24, 2019 - 10:00AM
MINUTES

January 24, 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. 224 Houston St. | Appeal of Zoning Administrator Determination | Robert S.D. Pace as agent for Jeff and Jeanette Heinel | 18-006641-ZBA](#)

[2. 1 East. 45th St. | Setback Variances | William K. Broker | 18-006929-ZBA](#)

[3. 1407 East 41st Street | Extension/Expansion of Non-Conforming Use | Patricia Youngquist as agent for Union Mission, Inc. | 18-006375-ZBA](#)

V. Item(s) Requested to be Withdrawn

[4. 104 Stephenson Avenue | Side-Yard Setback Variance | Ray Pittman as agent for Al Dixon | 18-006930-ZBA](#)

VI. Approval of Minutes

[5. Approval of December 20, 2018 Meeting Minutes](#)

[December 20, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Tommy Branch

Second: Neil Dawson

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

VII. Approval of Final Agenda

6. Approval of January 24, 2019 Final Agenda

Motion

Approve final agenda as written.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.
Second: Tommy Branch

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

VIII. Consent Agenda

IX. Old Business

7. 401 E. Bay St. | Remote Parking Distance Separation Variance | Jay Maupin as agent for Robert Blood | 18-002867-ZBA

- [☞ Staff Report 2867-ZBA \[January\].pdf](#)
- [☞ Application 2867.pdf](#)
- [☞ Pictometry.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - Parking Lot Lease Agreement-Civic South RE Holdings LLC signed.pdf](#)
- [☞ Exhibit C - Garage Distance Diagram.pdf](#)
- [☞ Email from Applicant_Lark Hotel Parking Distance Variance Reques....pdf](#)
- [☞ Letters of Opposition 2867.pdf](#)

Motion

Board approves the requested 150-foot distance variance from the 150-foot maximum requirement to permit a

remote parking facility to be located 300 feet from the property at 401 E. Bay Street.

Vote Results (Approved)

Motion: Tommy Branch

Second: Michael Brown

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

[8. 715 East park Avenue | Density/Lot Area Variance | Charles T. Stahl | 18-006272-ZBA](#)

📎 [Staff Report 6272.pdf](#)

📎 [streetview&pictometry.pdf](#)

📎 [Maps_combined.pdf](#)

📎 [Letter_of_opposition.pdf](#)

Motion

Board denies the requested variance.

Vote Results (Approved)

Motion: Neil Dawson

Second: Tommy Branch

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

X. Regular Agenda

[9. 822 E. Henry St. | Lot Area/Density Variance | Matthew Garappolo | 18-006555-ZBA](#)

📎 [Pictometry and Streetview.pdf](#)

📎 [Application 6555-ZBA.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

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

📎 [Exhibit C - Chatham County Board of Assessors 2018 Property Record Card 2-0042-20-005.pdf](#)

📎 [Exhibit D \(Reduced\) - Pictures.pdf](#)

[☞ Staff Report 6555-ZBA.pdf](#)

Motion

Board approves the requested 2,160 sq. ft. lot area variance.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Trapper Griffith

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

[10. 38 W. Fairmont Ave. | Building Height Variance | David Hornsby as agent for D.J. Desai | 18-006914-ZBA](#)

[☞ Application 6914-ZBA.pdf](#)

[☞ Pictometry .pdf](#)

[☞ Exhibit A - Maps.pdf](#)

[☞ Exhibit B - 2016 ZBA Board Decision .pdf](#)

[☞ Staff Report 6914-ZBA.pdf](#)

[☞ ELEMENT - BUILDING ELEVATIONS\(1\).pdf](#)

[☞ Letter of Support_File No_ 18-006914-ZBA.pdf](#)

Motion

Board approves the requested 37-foot height variance for the Element by Westin hotel at 38 W. Fairmont Ave. This variance, if approved, shall not apply to the other hotel structure on the site.

Vote Results (Approved)

Motion: Tommy Branch

Second: Michael Brown

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

[11. 523 E. Perry St. | Lot Coverage Variance | Kevin Dodge | 18-006878-ZBA](#)

[☞ Staff Report 6878-ZBA.pdf](#)

🔗 [Application 6878.pdf](#)

🔗 [Exhibit A - Maps.pdf](#)

🔗 [Exhibit B - Streetview and Pictometry.pdf](#)

🔗 [Exhibit C - Submittal Packet - Site Plan and Drawings.pdf](#)

🔗 [Exhibit D - COA - 523 East Perry Street 18-006310-COA.pdf](#)

🔗 [Additional Pictures and Specs - Submittal Packet - Specs, Photos, Model.pdf](#)

Motion

Board denies the requested 5 percent lot coverage variance at 523 E. Perry St.

Vote Results (Rejected)

Motion: Tommy Branch

Second: Neil Dawson

Stephen Merriman, Jr. - Nay

Tommy Branch - Aye

Eli Karatassos - Nay

Michael Brown - Aye

Willie James - Not Present

Trapper Griffith - Nay

Neil Dawson - Aye

Motion

Board approves the requested 2.5 percent lot coverage variance at 523 E. Perry St.

Vote Results (Rejected)

Motion: Neil Dawson

Second: Tommy Branch

Stephen Merriman, Jr. - Nay

Tommy Branch - Aye

Eli Karatassos - Nay

Michael Brown - Aye

Willie James - Not Present

Trapper Griffith - Nay

Neil Dawson - Aye

Motion

Board approves the requested 5 percent lot coverage variance at 523 E. Perry St.

Vote Results (Approved)

Motion: Neil Dawson

Second: Trapper Griffith

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

[12. 511 East 40th Street | Rear-Yard and Side-Yard Setback Variance | Carl Fougousse | 18-006911-ZBA](#)

- [Staff Report 6911.pdf](#)
- [Letter in Opposition_18-006911-ZBA.pdf](#)
- [Maps_combined.pdf](#)
- [Pictometry.pdf](#)

Motion

Board denies the 15 foot requested rear-yard variance and approval of a variance for the extension of a nonconforming side-yard setback at 511 East 40th Street.

Vote Results (Approved)

Motion: Tommy Branch
Second: Neil Dawson

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

[13. 223 Martin Luther King Jr Boulevard | Parking Variance | John Kern as agent for Quick9, LLC | 19-000013-ZBA](#)

- [180214 parking letter \(003\).pdf](#)
- [Maps_combined.pdf](#)
- [Staff Report 0013 final.pdf](#)

Motion

Board approves the requested 31-space parking variance at 223 Martin Luther King Boulevard.

Vote Results (Approved)

Motion: Tommy Branch
Second: Trapper Griffith

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

[14. 306 East 57th Street | Lot Coverage Variance | John Larroude as agent for Regina Preston | 18-006913-ZBA](#)

- [Staff Report 6913.pdf](#)
- [Maps_combined.pdf](#)
- [Pictometry.pdf](#)

Motion

Board approves the requested 5% lot coverage variance at 306 E. 57th Street

Vote Results (Approved)

Motion: Tommy Branch

Second: Neil Dawson

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

[15. 410 East 37th Street | Rear-Yard Setback Variance | Josh Ward as agent for Honza Properties, LLC | 18-006928-ZBA](#)

- [Maps_combined.pdf](#)
- [Staff Report 6928.pdf](#)
- [Pictometry.pdf](#)

Motion

Board approves the requested 5-foot rear-yard setback variance at 410 East 57th Street.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Michael Brown

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye

Willie James	- Not Present
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.