



City of Savannah Zoning Board of Appeals

Chatham County Commission Chambers
November 21, 2019 - 10:00 AM
Minutes

November 21, 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. 521 E. Bolton St. | Appeal | J. Patrick Connell | 19-005963-ZBA](#)

Motion

Requested to be removed from the final agenda

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

[2. 510 E. Jones St. | Variance - Lot Coverage | James Reardon | 19-006042-ZBA](#)

Motion

Requested to be removed from the final agenda.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

[3. 212 W. Bolton St. | Variance - Side Yard and Lot Coverage | Jon Leonard | 19-006080-ZBA](#)

Motion

Requested to be removed from the final agenda.

Vote Results (Approved)

Motion: Michael Brown

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

V. Item(s) Requested to be Withdrawn

VI. Approval of Minutes

[4. Approval of October 24, 2019 Meeting Minutes](#)

[📎 October 24, 2019 Meeting Minutes.pdf](#)

Motion

Approve minutes as submitted.

Vote Results (Approved)

Motion: Willie James

Second: Michael Brown

Stephen Merriman, Jr. - Aye

Tommy Branch - Not Present

Michael Brown - Aye

Willie James - Aye

Trapper Griffith - Aye

Neil Dawson - Aye

VII. Approval of Final Agenda

VIII. Consent Agenda

IX. Old Business

[5. 112-116 West Congress Street | Historic District Ordinance Variance | Keith Howington as agent for Savannah Charley, LLC | 19-005536-ZBA](#)

- 📎 [Staff Report 5536 november.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Plot Plans.pdf](#)
- 📎 [Application 5536.pdf](#)
- 📎 [FW_ 112 W Congress Street, Sorry Charlie's, electrical service placement.pdf](#)

Motion

Staff recommends approval of variance to historic standard 8-3030(n)(11)(c) at 112-116 West Congress Street, with the following condition:

Remove existing extraneous electrical service equipment and repair exterior damages using the gentlest means possible.

Vote Results (Approved)

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

X. Regular Agenda

[6. 130 E. 44th St. | Variance - Setback | Josh Ward as agent for Erik Selander | 19-006135-ZBA](#)

- 📎 [Staff Report 6135-ZBA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Streetview and Pictometry .pdf](#)
- 📎 [Exhibit C - Plot Plan.pdf](#)
- 📎 [Exhibit D - Elevations.pdf](#)
- 📎 [Application.pdf](#)
- 📎 [Petitioner Addendum - Historical Development Pattern.pdf](#)
- 📎 [Petitioner Addendum - Cadastral File.pdf](#)

Motion

Staff finds that the requested variances would enable the continuation of the historic building pattern in the immediate neighborhood and would not cause substantial detriment to the public good.

As such, staff recommends approval of the requested 5 ft. accessory building rear-yard setback variance and 3 ft. 6 in. accessory building side-yard setback variance.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[7. 3808 Harmon St. | Variance - Lot Area and Lot Width | Frank Streiff IV - Stryder Capital, LLC | 19-006136-ZBA](#)

- [☞ Staff Report 6136-ZBA.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - Streetview and Pictometry .pdf](#)
- [☞ Exhibit C - Plot Plan.pdf](#)
- [☞ Exhibit D - Surrounding Parcels .pdf](#)
- [☞ Application.pdf](#)
- [☞ Comment to File# 19-006136-ZBA.pdf](#)
- [☞ Comment - Public Hearing 3808 Harmon St..pdf](#)

Motion

Since there are no other extraordinary or exceptional conditions relating to the property and the relevant zoning ordinance standards do not present an unnecessary hardship for the property owner, the requested variances do not satisfy the criteria outlined in the Ordinance.

As such, staff recommends denial of the lot width and lot area variances requested for the property at 3808 Harmon St.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye

Trapper Griffith	- Aye
Neil Dawson	- Aye

[8. 1501 Washington Ave. | Christopher Doyle | Variance - Setback | 19-005870-ZBA](#)

- [☞ Staff Report 5870-ZBA.pdf](#)
- [☞ Exhibit B - Streetview and Pictometry.pdf](#)
- [☞ Exhibit C - Plot Plan.pdf](#)
- [☞ Exhibit D - Surrounding Parcels.pdf](#)
- [☞ Exhibit E - Parkside Neighborhood Lot Depths.pdf](#)
- [☞ Survey Plat.pdf](#)
- [☞ APP 19-005870~ZBA.pdf](#)
- [☞ Exhibit A - Maps.pdf](#)

Motion

Staff finds that there are exceptional conditions relating to the subject parcel and that relief, if granted, would not cause substantial detriment to the public good.

As such, staff recommends approval of the requested 3 ft. 3 in. street-side-yard setback variance and 6 ft. 3 in rear-yard setback variance, applying only to the rear addition as proposed.

Vote Results (Approved)

Motion: Neil Dawson
Second: Trapper Griffith

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[9. 2308 Whitaker Street | Variance - Side Yard | James Wubbena | 19-006110-ZBA](#)

- [☞ Exhibit A - Maps.pdf](#)
- [☞ Exhibit B - MPC file No. 19-003165-COA.pdf](#)
- [☞ Exhibit C - Historic Building Documentation.pdf](#)
- [☞ Exhibit D - Site Plan.pdf](#)
- [☞ Application.pdf](#)
- [☞ Staff Report 6110.pdf](#)

Motion

The variance, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these chapters. On June 21, 2019, MPC Staff issued a recommendation in case 19-003165-COA that

found:

";Staff recommends approval to the Zoning Board of Appeals for a reduction to the side yard setbacks to allow 3’-6"; on both sides of both buildings because side yard setbacks for surrounding contributing buildings have similar reduced setbacks.";

The proposed development of the subject property is consistent with the ordinance and the comprehensive plan. Existing buildings on the block are deemed historically contributing and maintain their original setbacks. The proposed front- and side-yard setbacks are similar to other buildings on the block and the block face. The proposed setbacks are also similar to a previous building that was demolished on the lot.

The subject property is zoned TN-2, which is a district intended for use only in the Streetcar Historic District Overlay. The Comprehensive Plan identifies this lot as Traditional Neighborhood. This land use category was established to preserve traditional residential neighborhood development patterns. The applicant’s proposed setbacks are consistent with the Streetcar Era (1890-1930).

As such, staff recommends approval of a 1-foot 6-inch variance from the side-yard setback requirement for the northern property line and a 9 ¾- inch variance for the rear-yard setback requirement, each for the accessory building only, at 2308 Whitaker Street.

Vote Results (Approved)

Motion: Stephen Merriman, Jr.

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

[10. 303 Tattnell Street | Variance - Design Standards | April W. Mundy | 19-006119-ZBA](#)

- [📎 Exhibit A - Maps.pdf](#)
- [📎 Exhibit B - Proposed Elevations.pdf](#)
- [📎 Exhibit C - Historic District Height Map.pdf](#)
- [📎 Application.pdf](#)
- [📎 Staff Report 6119-ZBA.pdf](#)

Motion

The petitioner is requesting approval of a variance from the Historic District Ordinance, Section 8-3030(n)(2), to locate mechanical equipment on the roof. The Historic District Board of Review has provided a favorable recommendation for the requested variance. Staff finds that a text amendment was adopted that eliminated the mechanical equipment containment requirement in Spring/Summer 2018. In addition, the new zoning ordinance does not require that mechanical equipment be contained within a bonus story. The variance is

required because the project was initially reviewed under the pre-2018 zoning ordinance.

As such, staff recommends approval of the requested variance from Section 8-3030(n)(2) to locate sufficiently screened mechanical equipment on the roof for the subject property at 303 Tattnell Street.

Vote Results (Approved)

Motion: Willie James

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Nay
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Abstain

XI. Other Business

[11. Nomination of Officers](#)

Motion

Tommy Branch - Chairman

Vote Results (Approved)

Motion: Trapper Griffith

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

Motion

Stephen Merriman - Vice-Chairman

Vote Results (Approved)

Motion: Willie James

Second: Neil Dawson

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

Willie James	- Aye
Trapper Griffith	- Aye
Neil Dawson	- Aye

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.