



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
November 29, 2018 - 10:00AM
MINUTES

November 29, 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" 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. 337 Washington Ave. | Setback Variance | Kurt Kuster | 5974-ZBA](#)

V. Item(s) Requested to be Withdrawn

[2. 541 E. Henry St. | Victorian P-N-C Special Use #19 \(Shelter\) | Joshua Yellin as agent for Park Place Outreach, Inc. | 5955-ZBA](#)

- ☞ [Staff Report 5955.pdf](#)
- ☞ [Exhibit A - Separation Map.pdf](#)
- ☞ [Exhibit B - Park Place Outreach - Pamphlet.pdf](#)
- ☞ [Maps- 5955.pdf](#)
- ☞ [Pictometry and Pictures.pdf](#)
- ☞ [Opposition Letters 5955-ZBA.pdf](#)
- ☞ [Application 5955.pdf](#)

[3. 323 E. Broughton St. | Lot Coverage Variance | Brian Felder as agent for Historic Savannah Foundation | 5975-ZBA](#)

- ☞ [Staff Report 5975.pdf](#)
- ☞ [Maps 5975.pdf](#)
- ☞ [Pictometry and Streetview 5975-ZBA.pdf](#)
- ☞ [COA - 323 East Broughton Street and 115 Habersham Street 18-005781-COA.pdf](#)

[Application 5975.pdf](#)

VI. Approval of Minutes

[4. Approval of October 25, 2018 Meeting Minutes](#)

[October 25, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Tommy Branch

Second: Trapper Griffith

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

VII. Approval of Final Agenda

[5. Approval of November 29, 2018 Final Agenda](#)

Motion

Approve final agenda as written.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Tommy Branch

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

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

[6. 505, 509, 513 E. Huntingdon | Remote Parking Distance Variance | John Deering and Josh W. Bull as agents for 505-513 E. Huntingdon, LLC | 5972-ZBA](#)

- 📎 [Staff Report 5972.pdf](#)
- 📎 [Exhibit A - Memorandum of Understanding.pdf](#)
- 📎 [Exhibit B - Parking Diagram.pdf](#)
- 📎 [MAPS 5972.pdf](#)
- 📎 [612. Broad St. - Remote Parking Facility Pictures.pdf](#)
- 📎 [Opposition Names 5927-ZBA.pdf](#)
- 📎 [Application 5972.pdf](#)
- 📎 [Opposition Letters 5972-ZBA.pdf](#)

Motion

Deny the requested remote parking separation variance with the condition that the site selected for remote parking be approved by MPC staff and Traffic Engineering for safety and code compliance. Section D.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Tommy Branch

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

[7. 2019 Habersham St. | Mid-City Setback Variance | The PromiseLand of Savannah and Associates, LLC | 5961-ZBA](#)

- 📎 [Staff Report 5961.pdf](#)
- 📎 [Application and Site Plan 5961.pdf](#)
- 📎 [Maps 5961.pdf](#)
- 📎 [Pictometry and Streetview 5961.pdf](#)
- 📎 [COA - 2019 Habersham Street 18-006332-COA.pdf](#)

Motion

Approve the requested 10 ft. rear yard setback variance.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Tommy Branch

Tommy Branch	- Aye
Parker Morgan	- Aye
Eli Karatassos	- Aye

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

[8. 224 E. 41st St. | Special Use Amendment | J. Patrick Connell as agent for Lone Wolf Lounge, LLC | 5973-ZBA](#)

- [☞ Maps 5973-ZBA.pdf](#)
- [☞ Streetview and Pictometry 5973-ZBA.pdf](#)
- [☞ Application 5973.pdf](#)
- [☞ Letter of Support_ Lone Wolf Lounge file # 18-005973-ZBA.pdf](#)
- [☞ Phone Correspondence - Opposition.pdf](#)
- [☞ \(PREVIOUS\) Decision Signed.pdf](#)
- [☞ Staff Report 5973.pdf](#)

Motion

Approve the proposed special use modification to remove specific operating hour limitations, with the ongoing condition that no sounds (music, amplified voice, or similar) shall be audible outside of the subject building.

Vote Results (Approved)

Motion: Eli Karatassos

Second: Trapper Griffith

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

XI. Other Business

[9. Nomination of Officers](#)

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.