



## City of Savannah Zoning Board of Appeals

CHATHAM COUNTY COMMISSION CHAMBERS  
September 26, 2019 - 9:00AM  
MINUTES

### September 26, 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. 1945 Mills B. Lane Blvd. | Variance - Specific Use Standards | Nakiea Hampton | 19-005038-ZBA](#)

##### Motion

Approve item requested to be removed from final agenda.

##### Vote Results ( Approved )

Motion: Stephen Merriman, Jr.

Second: Willie James

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

#### V. Item(s) Requested to be Withdrawn

[2. Approve Items Requested to be Withdrawn](#)

**Motion**

Approve items requested to be withdrawn

**Vote Results ( Approved )**

Motion: Stephen Merriman, Jr.

Second: Willie James

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

[3. 548 E. Duffy St. | Special Land Use and Variances - Medical Office | Steven Weinman | 19-005037-ZBA](#)

[4. 1315 Seiler Avenue | Variance - Lot Width & Lot Area | Laurie deVegter | 19-005006-ZBA](#)

[5. 46 Lee Boulevard | Variance - Sign Area | Ross Andrews | 19-005036-ZBA](#)

**VI. Approval of Minutes**

[6. Approval of August 22, 2019 Meeting Minutes](#)

[📎 August 22, 2019 Meeting Minutes.pdf](#)

**Motion**

Approve minutes as written.

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

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

**VII. Approval of Final Agenda**

[7. Approval of September 26, 2019 Final Agenda](#)

**Motion**

Approve final agenda as written.

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

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

**VIII. Consent Agenda**

**IX. Old Business**

**X. Regular Agenda**

[8. 310 Jackson Woods Boulevard | Variance - Rear-Yard Setback | Richard & Peggy Griner | 19-005003-ZBA](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Plot Plan.pdf](#)

📎 [Application 5003.pdf](#)

📎 [Staff Report 5003.pdf](#)

**Motion**

Board approves to grant petitioner's request.

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

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

[9. 115 West 42nd Street | Special Use - Restaurant With Alcohol Sales | Megan Eberly | 19-005041-ZBA](#)

📎 [Application 5041.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Pictometry.pdf](#)

[☞ Staff Report 5041.pdf](#)

**Motion**

Board approves the proposed restaurant with alcohol sales.

**Vote Results ( Approved )**

Motion: Stephen Merriman, Jr.

Second: Tommy Branch

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

[10. 1401, 1403 and 1405 E. 37th St. | Variances - Setbacks, Building Coverage and Parking | Ashley Mosley as agent for Second Arnold Baptist Church | 19-005005-ZBA](#)

[☞ Exhibit A - Maps.pdf](#)

[☞ Exhibit B - Plot Plan.pdf](#)

[☞ Exhibit C- Engineer Letter and Images.pdf](#)

[☞ Application 5005.pdf](#)

[☞ Staff Report 5005.pdf](#)

**Motion**

Board approves 12% building coverage variance and approves requested front, street side-yard and rear yard setback 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	- Not Present
Neil Dawson	- Not Present

[11. 134 Houston St. | Appeal of HDBR Decision | Greenline Architecture as agent for F.D. Smiley | 19-04277-ZBA](#)

[☞ Exhibit A - Maps.pdf](#)

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

- ☞ [Exhibit C - HDBR Application and Submittal Packet.pdf](#)
- ☞ [Exhibit D - Addendum to HDBR Application.pdf](#)
- ☞ [Exhibit E - Variance Request.pdf](#)
- ☞ [Exhibit F - Roof Panel Layout.pdf](#)
- ☞ [Exhibit G - Houston St. Elevations.pdf](#)
- ☞ [Exhibit H - July 10th HDBR Minutes.pdf](#)
- ☞ [Exhibit I - ZBA Application and Packet.pdf](#)
- ☞ [Email Correspondence prior to HDBR Meeting.pdf](#)
- ☞ [COA 19-002887 134 HOUSTON ST.pdf](#)
- ☞ [Staff Report 4277.pdf](#)

### **Motion**

Board approves that file 19-002887-COA be remanded back to the Historic District Board of Review so that they may adequately review all materials that were submitted in a timely manner for the July 10th HDBR meeting.

### **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	- Not Present
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.*