



## City of Savannah Zoning Board of Appeals

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Virtual Meeting  
August 27, 2020 - 10:00 A.M.  
Minutes

### August 27, 2020 City of Savannah Zoning Board of Appeals

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. 760 Old River Road | Variance | 20-003639-ZBA](#)

#### V. Item(s) Requested to be Withdrawn

[2. 2819 & 2829-2837 Bull Street | Height Variance | 20-001728-ZBA](#)

#### VI. Approval of Minutes

[3. Approval of the July 23, 2020 Meeting Minutes](#)

[📎 July 23, 2020 Meeting Minutes.pdf](#)

The minutes were approved as submitted.

#### Motion

Approve the minutes as submitted.

#### Vote Results ( Approved )

Motion: Stephen Merriman, Jr.

Second: Michael Condon

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Michael Brown - Aye

Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

## VII. Approval of Final Agenda

### 4. Approval of the Final Agenda

The agenda was approved as submitted.

#### **Motion**

Approve the agenda as submitted.

#### **Vote Results ( Approved )**

Motion: Michael Condon

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

## VIII. Consent Agenda

## IX. Old Business

## X. Regular Agenda

### 5. 526 East 45th Street | Variance | 20-003649-ZBA

📎 [Staff Report.pdf](#)

📎 [Map.pdf](#)

📎 [Application.pdf](#)

📎 [20.08.06 526 East 45th St. Site Plan.pdf](#)

📎 [Narrative.pdf](#)

📎 [Letters of Support.pdf](#)

📎 [Letters of Support 2.pdf](#)

📎 [Map of neighbors in support.pdf](#)

**Mr. Jordan Holloway, Development Services Planner**, stated the petitioner, Shah Architecture, is requesting approval of a 5-foot side yard setback variance on the east side of the lot, a 4.5-foot rear yard setback variance on the north side of the lot, and a 4.6% lot coverage variance.

The subject property is located at 526 East 45th Street within the RSF-6 (Residential Single Family-6) zoning district. It is a .15-acre conforming lot with a three-story single-family residence.

The applicant is proposing to build two accessory structures, a garage that is 234 square feet, and a pool

house that is 428 square feet.

The garage accessory structure is a renovation/rebuild of a currently existing garage. It is going to be rebuilt in the same location with approximately the same footprint.

The adjacent parcels that abut the subject property are all single-family residential homes, with a lane directly north of the subject property.

1. Of the fifteen (15) adjacent parcels that all share the same lane, nine (9) of them have structures that appear to encroach on the ordinance required setbacks with their accessory structures. There are also several parcels that appear to be over the 40% lot coverage allowance required by the ordinance. Letters of support have been submitted on behalf of the property owner.

The applicant is requesting the following variances for the property:

- a. To encroach the 5-foot rear yard setback by 3 feet
- b. To encroach the 5-foot side yard setback by 4 feet
- c. To have a total lot coverage of 44.6%, which is 4.6% above that required by ordinance

**Mr. Michael Johnson, Shah Architecture**, stated where we are currently proposing the greenhouse connector is an existing shed structure and a garage that sits in front of it. The pool house is shown where an existing greenhouse structure sits. Currently, there is a large pecan tree that's not in good health and needs to be removed. The homeowner is hoping to remove the tree and then install a pool. The current structures would not hold up with taking the tree down and installing a pool. The current structures, as they sit on site, actually overhang the existing property line. We do plan to pull the new structures back into the property line. There are several other properties in the area that have very similar arrangements of their accessory structures.

**Ms. Julie Harelson, property owner**, stated the existing shed that's in the corner needs to come down, it's falling down and can not be repaired. The pecan tree is very large and, during Hurricane Matthew we lost a few trees. I do not feel safe with this tree up with hurricane season coming. I would like to have a safe place for the neighborhood kids to play.

#### No Public Comments

#### Motion

Motion to approve the requested encroachment of 3 feet into the rear yard setback, encroachment of 4 feet into the side yard setback, and to have a total lot coverage of 44.6%, which is 4.6% greater than that allowed by Ordinance.

#### Vote Results ( Approved )

Motion: Stephen Merriman, Jr.

Second: Michael Condon

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Michael Brown	- Nay
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- 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.*