



## City of Savannah Zoning Board of Appeals

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Chatham County Commission Chambers  
December 19, 2019 - 10:00 A.M.  
Minutes

### December 19, 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. 611 Whitaker Street | Variance - Parking | Joshua Yellin | 19-006567-ZBA](#)

###### **Motion**

Staff recommends a continuance of the variance requests at 611 Whitaker Street until the petitioner can provide the required information regarding the use classification and requested parking.

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

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Willie James - Aye

##### [2. 521 East Bolton | Appeal -COA | Patrick Connell | 19-005963-ZBA](#)

📎 [Application 5963.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

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

- 📎 [Exhibit C - 2017 COA - 17-005561-COA.pdf](#)
- 📎 [Exhibit D - 2018 COA - 18-004766-COA.pdf](#)
- 📎 [Exhibit E - Code Compliance Citation.pdf](#)
- 📎 [Exhibit F - After the Fact Pictures.pdf](#)
- 📎 [Exhibit G - 2019 Denied COA - 19-004954-COA.pdf](#)
- 📎 [Exhibit H - Appeal Narrative.pdf](#)
- 📎 [Staff Report 5963 DEC19.pdf](#)

**Motion**

Motion to continue.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Willie James	- Aye

[3. 1902 Pennsylvania Avenue | Variance | Chuck Singleton | 19-006609-ZBA](#)

**Motion**

Motion to continue.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Willie James	- Aye

**V. Item(s) Requested to be Withdrawn**

[4. 205 East 44th Street | Variance | Josh Bull | 19-006647-ZBA](#)

**VI. Approval of Minutes**

[5. Approval of the November 21, 2019 Meeting Minutes](#)

- 📎 [November 21, 2019 Meeting Minutes.pdf](#)

**Motion**

Approve the minutes as submitted.

**Vote Results ( Approved )**

Motion: Stephen Merriman, Jr.

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Willie James - Aye

**VII. Approval of Final Agenda**

6. Approval of the Final Agenda

**Motion**

Motion to move 2310 Causton Bluff Road 19-006710-ZBA to consent agenda.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Willie James - Aye

**Motion**

Motion to approve the final agenda as revised.

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Willie James - Aye

**VIII. Consent Agenda**

7. 2310 Causton Bluff Road | Special Use | Pastor Eric Henley, Sr. | 19-006710-ZBA

📎 [Application.pdf](#)

📎 [Exhibt A - Board Decision \(April 26, 2018\).pdf](#)

📎 [Aerial View\\_6710.png](#)

📎 [Staff Report\\_19-006710-ZBA.pdf](#)

**Motion**

Staff recommends approval of the proposed use #22b (Childcare Center), for up to 50 children, for property located at 2310 Causton Bluff Road.

**Vote Results ( Approved )**

Motion: Willie James

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Willie James	- Aye

**IX. Old Business**

**X. Regular Agenda**

[8. 116 East 36th Street | Variance - Rear and Side Yard | J.S. Leonard | 19-006394-ZBA](#)

- 📎 [Application.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - MPC file no. 19-005257-COA.pdf](#)
- 📎 [Exhibit C - Site Plan.pdf](#)
- 📎 [19-006394\\_Staff Report.pdf](#)

**Motion**

Motion to approve the requested 8-inch rear-yard setback and approval of the requested 3-foot side yard at 116 East 36th Street.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Willie James	- Aye

[9. 118 East 36th Street | Variance - Rear and Side Yard | J.S. Leonard | 19-006395-ZBA](#)

- 📎 [Application.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit C - Site Plan.pdf](#)
- 📎 [Exhibit B - MPC file no. 19-005257-COA.pdf](#)
- 📎 [19-006395\\_Staff Report.pdf](#)

**Motion**

Motion to approve the requested 8-inch rear-yard setback and approval of the requested 3-foot side yard at 118 East 36th Street.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Willie James - Aye

[10. 318 Mall Boulevard | Variance - Sign Area | Quinn Gaddow | 19-006638-ZBA](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B - Proposed Signage Plans.pdf](#)

📎 [Exhibit C - MPC file no. 13-006305-ZBA.pdf](#)

📎 [19-006638\\_Staff Report.pdf](#)

**Motion**

Motion to approve the requested variance from the one-half (0.5) foot sign display area per linear foot of road frontage standard to permit 256 square feet of signage only on the existing Abercorn Street sign and on the condition that the two proposed panels at the top of the sign are removed.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr. - Aye

Tommy Branch - Aye

Eli Karatassos - Aye

Willie James - Aye

[11. 4333 Ogeechee Road | Variance - Signs | Jay W. Andrews | 19-006718-ZBA](#)

📎 [Application.pdf](#)

📎 [Exhibit A - Maps.pdf](#)

📎 [Exhibit B – Major Subdivision.pdf](#)

📎 [Staff Report 19-006718-ZBA.pdf](#)

**Motion**

Staff recommends approval of the requested variance to permit the installation of one (1) multi-tenant monument sign on 4333 Ogeechee Road to service tracts 3-A, 3-B, 3-C and 3-D, based on the lack of

available frontage. The petitioner must apply for a sign permit and meet all other requirements prior to the installation of any signage.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Stephen Merriman, Jr.

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Willie James	- Aye

[12. 1930 Montgomery Street | Special Use-Restaurant w/ Alcohol Sales | Kara Adoff | 19-006755-ZBA](#)

📎 [Maps.pdf](#)

📎 [Pictometry.pdf](#)

📎 [Staff Report 6755.pdf](#)

📎 [Application.pdf](#)

**Motion**

The petitioner meets all relevant special use conditions. As such, staff recommends approval of the proposed restaurant with alcohol sales.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James

Stephen Merriman, Jr.	- Aye
Tommy Branch	- Aye
Eli Karatassos	- Aye
Willie James	- Aye

[13. 510 East Jones | Variance - Lot Coverage | James Reardon | 19-006042-ZBA](#)

📎 [Maps.pdf](#)

📎 [Application 6042.pdf](#)

📎 [COA Submittal Packet.pdf](#)

📎 [Staff Report 6042.pdf](#)

📎 [Street View.pdf](#)

**Motion**

Staff recommends approval of the requested 8% lot coverage variance at 510 East Jones Street.

**Vote Results ( Approved )**

Motion: Tommy Branch

Second: Willie James  
Stephen Merriman, Jr. - Aye  
Tommy Branch - Aye  
Eli Karatassos - Aye  
Willie James - Aye

[14. 212 West Bolton | Variance - Lot Coverage & Side-yard Setback | Nick Finland | 19-006080-ZBA](#)

- [📎 Maps.pdf](#)
- [📎 COA 19-003957 212 West Bolton.pdf](#)
- [📎 Application.pdf](#)
- [📎 Staff Report 6080 .pdf](#)
- [📎 Submittal Packet.pdf](#)

**Motion**

Staff recommends approval of the requested 10% lot coverage variance and 5 foot side yard setback variance at 212 West Bolton Street.

**Vote Results ( Approved )**

Motion: Tommy Branch  
Second: Stephen Merriman, Jr.  
Stephen Merriman, Jr. - Aye  
Tommy Branch - Aye  
Eli Karatassos - Aye  
Willie James - Aye

**XI. Other Business**

[15. Election of Officers](#)

**Motion**

Motion to approve Tommy Branch as Chairman and Stephen Merriman as Vice-Chairman.

**Vote Results ( Approved )**

Motion: Willie James  
Second: Eli Karatassos  
Stephen Merriman, Jr. - Aye  
Tommy Branch - Aye  
Eli Karatassos - Aye  
Willie James - 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.*