



City of Savannah Zoning Board of Appeals

Virtual Meeting
January 28, 2021 - 10:00 A.M.
Minutes

January 28, 2021 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
- V. Item(s) Requested to be Withdrawn
- VI. Approval of Minutes

[1. Approval of December 17, 2020 Meeting Minutes](#)

📎 [December 17, 2020 Meeting Minutes.pdf](#)

The December 17, 2020 meeting minutes were approved as submitted.

Motion

Approve the minutes as written.

Vote Results (Approved)

Motion: Michael Brown

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Brown	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye

Michael Condon - Aye

VII. Approval of Final Agenda

2. Approval of the Final Agenda

The agenda was approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Michael Condon

Second: Karen Jarrett

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Michael Brown - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

3. [142 Darling Street | Variance | 20-006066-ZBA](#)

📎 [Subdivision plat.pdf](#)

📎 [142 Darling map.pdf](#)

📎 [Staff Report 142 Darling St.pdf](#)

Mr. Kiakala Ntemo, Urban Planner Development Services, stated the petitioner is requesting a variance for a ten (10) foot reduction to the required 60-foot minimum lot width in conjunction with a concurrent minor subdivision request. The subject property is located on the north side of Darling Street, between Fair Street and the Dundee Canal, within the RSF-6 (Single-Family Residential) Zoning District.

The subject property, Lot 26, is a vacant lot of approximately 12,360 sq. ft. with 100 ft of lot frontage and an average depth of 123.6 ft.

The applicant is currently proposing to subdivide the subject property into two lots, both having widths of 50 ft; 10 ft shy of the required lot width for the zoning district requirements for the RSF-6 zoning district.

The subject property and the adjacent vacant property to the west, Lot 27 (same dimensions as Lot 26), are both owned by The Coastal Empire Habitat for Humanity.

The subdivision of Lots 26 and 27 into three lots could produce individual parcels of 66.7 feet in width, which would not require a variance.

Petitioner was not present

No Public Comments

Motion

Motion to continue to the February 25, 2021 meeting.

Vote Results (Approved)

Motion: Michael Condon

Second: Karen Jarrett

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Michael Brown - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

[4. 807 East 31st Street | Variance | 20-005829-ZBA](#)

[807 E 31 map.pdf](#)

[Staff Report 807 E 31st St.pdf](#)

[drawing of proposed dwelling.pdf](#)

[drawing of proposed dwelling.pdf](#)

[drawing of proposed dwelling.pdf](#)

Mr. Kiakala Ntemo, Urban Planner Development Services, stated the petitioner is requesting a variance for a 356.25 sq. ft. reduction to the required 4,500 sq. ft. minimum lot area for the development of a two-family residence.

The subject property is located on the southside of East 31st Street, between Harmon Street and Paulsen Street, within the TR-2 (Traditional Residential 2) Zoning District.

The subject property is a 4,144 sq. ft. lot and is developed with a single-family residential building of approximately 1,687 sq. ft. The applicant has stated that the existing building will be demolished for the proposed development of an over under two-family residence.

Currently, the lot conforms with the development standards of the zoning district, exceeding the required lot area of 3,000 sq. ft. for a single-family residence. The lot requirements for a two-family residence in the TR-2 are 2,500 per unit, totaling in 4,500 sq. ft., which this lot is deficient by approximately 356 sq. ft.

The sq. footage of the proposed two-family residence is 2,818 with a building footprint of 1,409 sq. ft. This footprint of the proposed dwelling is smaller than the footprint of the existing structure by 278 sq. ft. The setbacks of the proposed two-family dwelling comply with the regulations for the TR-2 district.

There are 4 two-family dwellings across the street from the subject property on this block of E 31st Street. They all appear to be conforming in lot area size for the use of two-family dwellings.

This block of E 31st Street and E 32nd Street to the south, both have inconsistent lot patterns with lots varying in size.

Mr. Paul Bush, petitioner, stated based on staff's recommendation, he has no comments.

No Public Comments

Motion

Approve the request for the lot area variance at 807 East 31st Street.

Vote Results (Approved)

Motion: Michael Condon

Second: Trapper Griffith

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Michael Brown - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

[5. 110 Ann Street | Variance to a Design Standard | 20-006246-ZBA](#)

📎 [Application.pdf](#)

📎 [Map.pdf](#)

📎 [Staff Report 6246 -ZBA.pdf](#)

📎 [Submittal Packet - Narrative and Drawings.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the applicant is requesting a variance from the mezzanine requirement to allow for the one-third area to apply to the entire footprint and not to each residential room or space.

Mezzanine “An intermediate level between the floor and ceiling of a story. Its aggregate floor area is not more than one-third of the area of the room or space in which it is located.”

On December 9, 2020, the Historic District Board of Review approved a Certificate of Appropriateness (20-005561-COA) for a proposed multifamily / mixed use building at 110 Ann Street.

The building design includes ground floor apartments with mezzanines. The ordinance requirement for mezzanines is that the aggregate floor area is not more than one-third of the area of the room or space in which it is located.

The petitioner is proposing that the one-third requirement apply to the entire footprint and not to each residential room or space because this would result in unusable mezzanine levels.

Ms. Leah Michalak, Director of Historic Preservation, stated this original project was approved under the old Ordinance; therefore, any variations would have to come to this Board. This project was originally approved several years ago as a hotel and, when the pandemic started, the developer regrouped and changed it to an apartment building. They have not changed the height or number of stories of the building. What they changed was the ground floor use from commercial to apartments. Because the ground floor was a roller rink, the ceilings were 18 feet tall. Now that it has been changed to apartments, you don't need 18 feet ceilings. So, what they did was kept the ceiling height the same, but split it with a mezzanine in the middle. However, with the way that the old Zoning Ordinance was written, the mezzanines would be too small for the space. What they came and asked the Review Board for was to not exceed 30 percent of the entire footprint of the ground floor. That would give them more mezzanine space, but would not change the footprint of the building. The Review Board agrees and recommends approval to this Board.

Mr. Scott Cook, agent for the petitioner, stated he would like to thank MPC staff for the great presentation and he would be happy to answer any questions from the Board.

No Public Comments

Motion

Approve the requested variance based on the findings of the Historic District Board of Review and the variance criteria.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Michael Brown - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

[6. 220 E. State Street - Variance - 20-006089-ZBA](#)

[Aerial Map.pdf](#)

[Map.pdf](#)

[Street View Images.pdf](#)

[Application.pdf](#)

[Staff Report.pdf](#)

[CoA set-REVISION 1-010621.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting a variance for a 2'-10" reduction to the Ordinance required ten (10) foot requirement for accessory structures to be separated from primary structures.

The subject property is located on the north side of E. State Street, between Abercorn Street and Lincoln Street, within a D-CBD zoning district. The historic main structure was constructed in 1893 and is a contributing structure within the Savannah National Historic Landmark District. The garage was constructed prior to 1954.

The subject property is .04 acres in size and is developed with a two-story townhouse and garage. The garage was originally constructed onto one larger parcel, which included three (3) townhomes. The lot was later subdivided, dividing the once six-car garage into three two-car garages.

The garage, in its existing location, is less than ten (10) feet from the primary structure. The Petitioner plans to alter the garage by adding a second story dwelling unit.

The Petitioner received a Certificate of Appropriateness from the Historic District Board of Review on January 13, 2021. The HDBR also recommends approval to the Zoning Board of Appeals for a 2'-10" variance from the Base Zoning Standard Ordinance requirements.

Ms. Shauna Kucera, agent for the petitioner, stated we do have a COA, so we have approval to build. We are building on an existing structure that happens to be around 7 feet away from the addition on the back of the house. That 7 feet only occurs when you have an addition on the main house.

No Public Comments

Motion

Approve the 2'-10" reduction to the Ordinance required ten (10) foot requirement for accessory structures to be separated from primary structures.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Brown	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye

[7. 206 E. 57th Street - Variance - 20-006350-ZBA](#)

📎 [Application.pdf](#)

📎 [Staff Report.pdf](#)

📎 [Map.pdf](#)

📎 [Street View.pdf](#)

📎 [Aerial Map.pdf](#)

📎 [Pages from Application.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting a variance for a five (5) foot reduction of the twenty (20) foot front yard setback required by the Ordinance for a new home addition.

The subject property is located on the north side of E. 57th Street, between Habersham Street and Battey Street, and is zoned RSF-6 (single family residential).

The subject property is .18 acres in size and is developed with a single-story residence.

The residence currently has a porch with a roof that encroaches into the front yard setback (allowed by the Ordinance); however, the petitioner proposes to replace the porch with a building addition that is larger than the existing porch. A closed structure (such as an addition) is not permitted to encroach into the front yard setback.

Mr. Eric Albaugh, petitioner, stated this variance request allows for us to create more livable space in the home, especially the kitchen. We used a really great architect to create something that would enhance the experience of the home for our family. We have explored all options for adding onto the sides and rear of the property. If we built out to the rear, it would force us to revamp the kitchen that's brand new already and there are also four huge pine trees in the rear. We have shared our plans with our neighbors and have five signatures of support.

Public Comments:

Ms. Elizabeth Barber, asked if the property owner would be allowed to add on to the porch and make it closer to the property line?

Mr. Holloway, stated yes they could add on to the porch, but they would not be allowed to extent it to the front street line.

Mr. Todd Rodenburg, general contractor for this petition, stated the reason we did not choose to shift the addition to the rear of the property is because they would lose the space inside the front door to the right. It has a specific use as a mud /keeping room and, without that space, the proposed plans would not achieve the intended goal and use of the property.

Motion

Denial of the five (5) foot reduction of the twenty (20) foot front yard setback required by Ordinance for a new home addition.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Brown

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Brown	- Aye
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.