



City of Savannah Zoning Board of Appeals

July 22, 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V. Item(s) Requested to be Withdrawn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 the June 24, 2021 Meeting Minutes](#)

📎 [June 24, 2021 Meeting Minutes.pdf](#)

The minutes were approved as submitted.

Motion

Approve the June 24, 2021 meeting minutes as submitted.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Stephen Plunk

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

Larry Evans - Aye

Stephen Plunk - 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: Trapper Griffith

Second: Stephen Plunk

Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Larry Evans	- Aye
Stephen Plunk	- Aye

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

3. 707 Stiles Avenue | Front Yard Setback Variance | 21-003239-ZBA

[707 Stiles Ave Staff Report.pdf](#)

[707 Stiles Avenue Visuals.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the applicants are requesting a variance to exceed the 10-foot maximum front yard setback for the construction of a new single-family residence with a 30-foot front yard setback.

The subject property is located on the west side of Stiles Avenue between West Gwinnett Street, Hastings Street, and Cornwall Street in the Carver Heights neighborhood. The property is in the TR-2 (Traditional Residential) Zoning District.

The petitioners are seeking a 20-foot variance to increase the front yard setback from 10 feet (maximum permitted) to 30 feet, in order to build the proposed residence further back from Stiles Avenue.

The petitioners were approved for a variance of the same request for their abutting property of 709 Stiles Avenue at the April 22nd City of Savannah Zoning Board of Appeals Hearing.

The property is a 2,759 sq. ft. lot with an average depth of 96.2 ft. and an average width of 31.8 ft.

The minimum lot width for the TR-2 district is 40 ft. and the minimum lot area is 3,000 sq. ft. The subject property is deficient in the required dimensions and is a nonconforming lot, as are many residentially developed properties in the area. The lot, however, is an existing lot of record and, therefore, can be built upon.

The building setbacks for single-family detached homes in the TR-2 district are a minimum 5 ft. and a maximum 10 ft. for the front yard setback. The TR-2 district also requires a minimum 20 ft. setback for the rear yard, a minimum 3 ft. setback for interior side yard, and a 10 ft. maximum for side yards fronting a street. Per the sketch provided by the applicants, the proposed house will conform to rear and side yard setback requirements.

The Stiles Avenue right-of-way is approximately 55 feet in width. There will be improvements to and widening of Stiles Avenue, in association with the development of the arena across the street. This will not affect the size and dimensions of the subject property.

The 10-foot maximum front yard setback in the Traditional Residential zoning districts was employed to create a street fronting development pattern. Regarding this case, there is no established development pattern of residential homes adjacent to the subject property fronting Stiles Avenue.

There have been incidences where houses on Stiles Avenue have been struck by vehicles. The most recent being on June 10th.

Mr. Warner Moore, petitioner, stated he didn't have anything else to add.

No Public Comments

Motion

Approve the request for the variance at 707 Stiles Avenue.

Vote Results (Approved)

Motion: Larry Evans
Second: Stephen Plunk

Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Larry Evans	- Aye
Stephen Plunk	- Aye

[4. 1814 N. Avalon Drive | Front Yard Setback Variance | 21-003605-ZBA](#)

- [Avalon Dr visuals.pdf](#)
- [East on North Avalon \(towards Skidaway\).pdf](#)
- [West from the Intersection.pdf](#)
- [North Avalon Dr Staff Report.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the applicant is requesting a variance to the reduction of the required 25-foot front yard setback by 15 feet to construct multifamily residences in the RMF-2-25 zoning district.

The subject properties are located on the north side of North Avalon Drive, between South Avalon Drive and Skidaway Road, in the Winter Gardens-Brightwood neighborhood. The subject properties are in the RMF-2-25 (Residential-Multifamily) zoning district and are all under the same ownership.

The subject properties are undeveloped and have been vacant for at least the past 20 years. They include four parcels of record, divided by an access road to an adjacent townhome development.

According to the site plan submitted by the applicant, the proposal is four eight-unit, two-story buildings; one to be developed on each parcel.

For the development of multifamily residences or apartments, the RMF-2-25 zoning district has no minimum lot area requirement, a minimum requirement of 55 feet of lot width, a minimum front and rear yard setback of 25 feet, and minimum side yard setbacks of 10 feet for interior lots, and 15 feet for lots

with sides fronting a street.

With the exception of the front yard setback, the subject properties meet the development standards of the RMF-2-25 zoning district as shown. The applicant has stated that the setback relief will also allow separation from the existing 99-inch live oak tree at the rear of the westernmost property. The portion of the property east of the access easement is adjacent to some smaller live oak trees and the applicant is proposing pervious pavers for portions of the surface parking lot in this area to accommodate stormwater infiltration.

Although the eastern 3/4 of the property may not impact significant trees if set back as required, it would result in swapping locations of the buildings and parking as currently shown, and a less uniformed streetscape would exist.

Mr. Jay Maupin, Project Engineer, stated we are in agreement with staff's recommendation. The reason for the variance is because of the large oak tree in the back and we want to make sure we are off the roots. To do that, we have to push the buildings more to North Avalon Drive. This will also help break up the visual pattern in the area.

Ms. Karen Jarrett, Board Member, asked about the small oak trees on the access drive.

Mr. Maupin, stated we are looking at those. They are smaller trees and would have to be pruned and mitigated. We did have an arborist look at the big oak tree and these smaller trees. At this point, we will be working with Park and Tree if this is approved.

Public Comments:

Mr. James Moon, stated he has some concerns about the trees, but glad they are being addressed, and the sight line getting in and out of the driveway with the buildings so close to Avalon Drive. Also, I'm not clear on where the variance will be.

Mr. Lotson, stated the requested variance for the front yard setback is only for North Avalon Drive. The access drive is considered their side yard for those buildings.

Mr. Moon, stated he has another concern about the size of the buildings. He asked how many stories are proposed?

Mr. Maupin, stated they are intended to be two stories structures, but this is just a concept plan.

Mr. Moon, stated he is not supportive of reducing the setback.

Motion

Approve the requested variance for the westernmost property (PIN 20061 03005) and the westernmost portion of (PIN 20061 03003) on North Avalon Drive.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Larry Evans

Karen Jarrett	- Aye
Trapper Griffith	- Aye
Hunter Hall	- Aye
Michael Condon	- Aye
Larry Evans	- Aye
Stephen Plunk	- 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.