



City of Savannah Zoning Board of Appeals

June 24, 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V. Item(s) Requested to be Withdrawn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 May 27, 2021 Meeting Minutes](#)

[☞ May 27, 2021 Meeting Minutes.pdf](#)

The May 27, 2021 meeting minutes were approved as submitted.

Motion

Approve the May 27, 2021 meeting minutes as submitted.

Vote Results (Approved)

Motion: Hunter Hall

Second: Stephen Plunk

Stephen Merriman, Jr. - Aye

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - 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: Michael Condon

Second: Stephen Plunk

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

VIII. Consent Agenda

IX. Old Business

[3. 512 Forrest Avenue | Variance | 21-002087-ZBA](#)

[📎 512 Forrest Ave Staff Report 6.16.pdf](#)

[📎 512 Forrest Ave visuals.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the applicant is requesting a variance to exceed the maximum 45% lot coverage by 3% to construct a new storage building. The total proposed building coverage is 48%.

The subject property is located on the east side of Forrest Avenue between Greenville Street, Forrest Lane, Hale Street, and Lawton Lane in the Twickenham neighborhood. The subject property is in the RSF-5 (Residential-Single Family) Zoning District.

The maximum lot coverage for properties in the RSF-5 district is 40% of the lot size for houses with street access and 45% of the lot size for houses with lane access. The subject property has access to a lane.

The subject property is a 6,000 sq ft lot developed with a single-family home of 1,600 sq. ft. Accounting for two carports, two covered porches, and an existing shed, the property has a total lot coverage of 2,764 sq ft, or 46.1% lot coverage.

Currently, the subject property is over the maximum building coverage. The proposed shed is 320 sq ft. The applicant has stated that the existing shed would be removed if the variance is approved. The addition of the new shed and the removal of the existing shed bring the total coverage of the subject property to 2,924 sq. ft., which is 48.8% lot coverage.

An accessory shed had previously existed in the location of the proposed shed.

Per the sketch provided by the applicant, the proposed shed meets the setback requirements of accessory structures.

Mr. Kenny Denmark, petitioner, stated he is getting rid of the two original sheds and replacing them with one 16 X 10 shed. It will be used for storage.

No Public Comments

Motion

Approve staff's recommendation

Vote Results (Rejected)

Motion: Karen Jarrett

Second: Hunter Hall

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Nay

Hunter Hall - Aye

Michael Condon - Nay

Stephen Plunk - Nay

Motion

Approve the petitioner's request.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Nay

Trapper Griffith - Aye

Hunter Hall - Nay

Michael Condon - Aye

Stephen Plunk - Aye

X. Regular Agenda

[4. 421 E 45th | 421 E 45th Street | Michael Johnson Shah Architecture, Petitioner | 21-002671-ZBA](#)

📎 [Map.pdf](#)

📎 [Design Plan.pdf](#)

📎 [Aerial.pdf](#)

📎 [Staff Report.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner, Michael Johnson, for Charles and Heather Leewood is requesting a 10-inch side yard setback variance from the 5-foot requirement and a 5-foot rear yard setback variance from the 5-foot requirement for a second story addition to an existing accessory building.

The subject property is on the south side of 45th Street, approximately 150 feet from Atlantic Avenue, in the Ardsley Park / Chatham Crescent neighborhood. It is developed with a single-family residence and is a conforming lot (73x105) in the RSF-6 zoning district.

The existing accessory building has a 600 square foot building footprint and a 300 square foot second

floor. The building is 4 feet 2 inches from the side yard and is on the rear property line with zero setback. The applicant proposes to expand the width of the second floor to be equal with the first floor.

The proposed addition to the second floor would match the existing encroachments in the side and rear yards. The subject accessory building is adjacent to the neighbor's accessory building, to the east, with approximately 10-feet of building separation. At the rear, the accessory building abuts East 45th Lane.

Within the block there are thirteen residences. Twelve of these include detached accessory buildings in the rear yard. There is a clear pattern of detached accessory buildings in the block and with the Ardsley Park neighborhood in general. Adjacent blocks to the north and west exhibit similar percentages as it relates to accessory buildings. In addition, due to the age of the many of homes, it is not uncommon to find setback encroachments.

While historic neighborhoods often exhibit development patterns that are inconsistent with current regulations, it is still important to support the intent of these regulations. The intent of setback regulations is to provide adequate separation from neighboring properties and rights of way. Setbacks from property lines also allow for maintenance of property and safe access to lanes.

Mr. Michael Johnson, Shah Architecture, stated the existing structure is sitting on the lot line and is 10 inches beyond the side yard setback. We are proposing a change in the footprint towards the house. This structure originally had an exterior stair that run up to the outside. We are removing that stair on the house side, so the 5 feet is coming towards the house. All the accessory structures in this block are sitting on the Lane. We are just asking for the second floor to be able to extend to the outside wall.

No Public Comments

Motion

Approve the 10-inch side yard setback variance from the 5-foot side yard setback requirement and denial of the 5-foot rear yard setback variance from the 5-foot requirement with a recommendation that the rear yard portion of the addition be set back from the lane.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Hunter Hall

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

[5. 107 Albion Street | Lot Width Variance | 21-003161-ZBA](#)

[☞ Staff Report 3161.pdf](#)

[☞ Map.pdf](#)

[☞ Albion Street Home Examples.pdf](#)

[☞ Aerial View.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the applicant is requesting a 10-foot lot width variance from the 60-foot lot width requirement in order to subdivide an existing 100-foot-wide lot into two 50-foot-wide lots. The proposed 50-foot lots will exceed the required lot area. No setback variances will be requested.

The subject property is located on the north side of Albion Street, between West Bay Street and Division Street, in the Woodville Neighborhood within the RSF-6 (Residential Single Family) Zoning District.

The subject property is a 13,150 sq. ft. vacant lot that the petitioner is planning to subdivide evenly into two separate lots, each being 50 feet in width, approximately 131.5 ft in depth and an area of 6,575 sq. ft. The minimum lot dimensions for the RSF-6 district are 60 ft in lot width and an area of 6,000 sq ft; both proposed lots would be 10 ft short of the required lot width.

West of the subject property along Albion Street, there are 19 total residential parcels on both sides of the street. Among these, approximately 50% are developed with residential dwellings. Each of these lots are 100 feet in width, except for one, which is 80 feet in width.

The development pattern along Albion Street, west of the railroad, is extremely consistent in terms of lot width. Although some vacant parcels exist in the vicinity, the opportunity to maintain the historic development pattern is clearly present. East of the railroad track, some diversity exists in terms of lot sizes, to include examples of 50-foot lot widths. The immediate vicinity of the subject property, however, does not include any examples of the proposed lot size.

Mr. Michael Condon, Vice-Chairman, asked is there has been any recent development in the area.

Mr. Lotson, stated yes.

Ms. Karen Jarrett, Board Member, asked staff if they have received any comments from the neighbors.

Mr. Lotson, stated we did receive some calls and we might have a few people online that would like to talk.

Ms. Jarrett, asked staff their thoughts on doing a study to rezone this area.

Mr. Lotson, stated he does believe this is an area that needs some time spent on it from a planning standpoint. It will also be important to engage the neighborhood in that discussion.

Ms. Felicia Thomas, petitioner, stated the last owner gave this parcel to her grandson, so he could build a home close to his job. There are 50 foot lots across the railroad track.

Public Comments:

Mr. Frank Wright, spoke in opposition. He stated he does not oppose growth but is opposed to two houses on one lot. I bought the lot behind me so people couldn't come in and do what they want to do in my back yard.

Ms. Sabrina Wright, spoke in opposition. She stated, on this street, the smallest lot size is 80 feet.

Ms. Thomas, stated she attended the Neighborhood Association meeting last week and Mr. Tyrone Ware, the President, was there. Ms. Wright asked Mr. Ware if he was going to come to this meeting and speak. He stated some things you take a stand on and some things you don't. He said he didn't have a problem with this.

Motion

Denial of the variance request for 107 Albion Street.

Vote Results (Rejected)

Motion: Karen Jarrett

Second: Trapper Griffith

Stephen Merriman, Jr.

- Abstain

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

[6. 18 King St. | Lot Width Variance | 21-003163-ZBA](#)

[Map.pdf](#)

[Aerial View.pdf](#)

[King Street Homes.pdf](#)

[Staff Report 3163.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the applicant is requesting a 10-foot lot width variance from the 60-foot lot width requirement in order to subdivide an existing 100-foot-wide lot into two 50-foot-wide lots. The proposed 50-foot lots will exceed the required lot area. No setback variances will be requested.

The subject property is located on the north side of King Street, between Hopper Street and Fair Street, in the Woodville Neighborhood within the RSF-6 (Residential Single Family) Zoning District.

The subject property is a 13,350 sq. ft vacant lot that the petitioner is planning to subdivide evenly into two separate lots, each being 50 feet in width, approximately 133.5 ft in depth and an area of 6,575 sq. ft. The minimum lot dimensions for the RSF-6 district are 60 ft in lot width and an area of 6,000 sq ft; both proposed lots would be 10 ft short of the required lot width.

Along the block face, there are eleven parcels that have frontage on King Street. Of the eleven, there is one nonresidential structure and zero residential structures. The entire block face is essentially vacant. The two adjacent properties to the west of the subject property are 50 feet in width. On the south side of King Street, there are nine parcels, six are developed and three of these are on 50-foot-wide lots.

The lot width pattern along this portion of King Street is somewhat random. It includes very large undeveloped lots, as well as smaller lots that have been developed. The overwhelming pattern on the street frontage is vacancy.

Ms. Felicia Thomas, petitioner, stated she wants to subdivide this lot for her and her son. Her son wants to build a house on one lot.

No Public Comments

Motion

Approval of the variance request.

Vote Results (Approved)

Motion: Hunter Hall

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Aye

[7. 411 Kinzie Avenue | Variance | 21-002666-ZBA](#)[411 Kinzie Ave Staff Report 6.16.pdf](#)[411 Kinzie visuals.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the applicant is requesting variances for the reduction of 750 square feet from the required minimum lot area of 6,000 square feet and a reduction of 10 feet from the minimum 60 foot lot width in the RSF-6 zoning district to build a single-family house on a 5,250 square foot, 50 foot wide lot.

The subject property is on the south side of Kinzie Avenue between Pennsylvania Avenue, Gordonston Avenue, and Virginia Avenue in the Gordonston neighborhood. The subject property is in the RSF-6 (Residential Single Family) Zoning District.

The subject property is a 5,250 square foot lot with a width of 50 ft and a depth of 105 feet. The subject property was created through a recombination of four substandard lots into two lots in 2020 (19-001104 SUBP). The other lot which was created consists of a single-family house that had been developed on two of the previous lots. It has a current dimension of 55 feet in width, an area of 5,775 sq ft and a depth of 105 ft.

Historically, lots in this area were plotted at 30 feet of width and 105 feet deep.

The required lot dimensions of the RSF-6 are 60 ft lot width and 6,000 sq ft.

Most lots in the immediate area conform with the RSF-6 lot dimensions. However, there are two separate single-family dwellings developed on lots with less than 60 feet of width and 6,000 sq feet adjacent to the subject property.

The building setbacks for single-family detached homes in the RSF-6 district are a minimum 20 ft for the front and rear yard setback, and 5 ft for the side yard for interior lots. According to the applicant, the dimensions of the proposed house will conform to the setback requirements.

Mr. Thomas Condon, petitioner, stated he wants to build a house and all setbacks will be abided by.

No Public Comments**Motion**

Approve petitioner's variance request.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Hunter Hall

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Trapper Griffith - Aye

Hunter Hall - Aye

Michael Condon - Abstain

Stephen Plunk - Aye

[8. 645 Hamilton Court | Variance | 21-002665-ZBA](#)

[645 Hamilton Court Staff Report.pdf](#)

[645 Hamilton Court visuals.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner is requesting a variance to reduce the required minimum lot width of 40 feet to 30 feet, in order to build a single-family house on a lot in the TR-1 zoning district.

The subject property is on the south side of Hamilton Court between Atlantic Avenue, East 37th Street, and Reynolds Street in the Midtown neighborhood. The subject property is in the TR-1 (Traditional Residential-1) Zoning District.

The subject property is approximately 3,4999 square feet with a lot width of 30 feet, and an average depth of 116 feet. These are the historic lot dimensions for the subject property and other properties in the area.

The subject property was officially recertified by the Chatham County Board of Assessors in 2020. This process identifies and separates historic lots that were paired together with one PIN, but were never officially recombined.

The required lot dimensions for the TR-1 zoning district are a minimum area of 3,000 sq ft, a minimum width of 40 feet, and a minimum width of 30 feet for single family homes with lane access.

The subject property has sufficient area size, but is lacking 10 feet the zoning district's required lot width.

The neighborhood of the subject property consists of several lots that reflect the historic lot pattern. Several lots in the immediate area are less than 40 feet in width; many of which are developed with single family homes.

All the houses on the northern side of this block of Hamilton Court have double frontage on East 36th Street and Hamilton Court, with their rear yards facing Hamilton. Only one house has frontage on the southern side of Hamilton Court, making this street more characteristic of a lane.

The building setbacks for single-family detached homes in the TR-1 district are a minimum of 5 feet and maximum of 10 feet for the front yard setback, a minimum of 3 feet for the side yard, and a minimum of 20 feet for the rear yard setback.

Mr. Thomas Condon, stated we will put a parking pad in front of every house to accommodate two cars.

No Public Comments

Motion

Approve the variance request.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Trapper Griffith

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

[633 635 Hamilton Court visuals.pdf](#)

[633 and 635 Hamilton Court Staff Report.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, stated the petitioner is requesting variances to reduce the required minimum lot width of 40 feet to 29 feet, in order to build two single-family houses on two lots in the TR-1 zoning district.

The subject properties are on the south side of Hamilton Court between Atlantic Avenue, East 37th Street, and Reynolds Street in the Midtown neighborhood. The subject property is in the TR-1 (Traditional Residential-1) Zoning District.

The subject properties are historic lots that have been submitted for recertification with the Chatham County Board of Assessors. This process identifies and separates historic lots that were paired together with one PIN, but were never officially recombined.

Both lots are approximately 3,462 square feet with an average lot width of 29 feet, and an average depth of 115 feet. These are the historic lot dimensions for the subject properties and other properties in the area.

The required lot dimensions for the TR-1 zoning district are a minimum area of 3,000 sq ft, a minimum width of 40 feet, and a minimum width of 30 feet for single family homes with lane access. The lots do not have access to a lane.

The subject properties have a sufficient area size, but are lacking 10 feet for the zoning district's required lot width.

The neighborhood of the subject properties consists of several lots that reflect the historic lot pattern. Several lots in the immediate area are less than 40 feet in width; many of which are developed with single family homes.

All the houses on the northern side of this block of Hamilton Court have double frontage on East 36th Street and Hamilton Court, with their rear yards facing Hamilton. Three houses have frontage on the southern side of Hamilton Court.

The building setbacks for single-family detached homes in the TR-1 district are a minimum of 5 feet and maximum of 10 feet for the front yard setback, a minimum of 3 feet for the side yard, and a minimum of 20 feet for the rear yard setback.

No Public Comments

Motion

Approve the variance request.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Trapper Griffith

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