



City of Savannah Zoning Board of Appeals

May 27, 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

[1. 512 FORREST AVENUE | VARIANCE | 21-002087-ZBA](#)

Motion

The petitioner has requested that this item be continued to the next City ZBA meeting on July 22, 2021.

Vote Results (Approved)

Motion: Michael Condon

Second: Larry Evans

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Hunter Hall - Aye

Michael Condon - Aye

Larry Evans - Aye

Stephen Plunk - Aye

V. Item(s) Requested to be Withdrawn

VI. Approval of Minutes

[2. Approval of the April 22, 2021 Meeting Minutes](#)

📎 [April 22, 2021 Meeting Minutes.pdf](#)

The meeting minutes were approved as submitted.

Motion

Approve the minutes as submitted.

Vote Results (Approved)

Motion: Michael Condon

Second: Larry Evans

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Hunter Hall - Aye

Michael Condon - Aye

Larry Evans - Aye

Stephen Plunk - Aye

VII. Approval of Final Agenda

[3. Approval of the Final Agenda](#)

The agenda was approved as submitted.

Motion

Approve the agenda as submitted.

Vote Results (Approved)

Motion: Michael Condon

Second: Larry Evans

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Hunter Hall - Aye

Michael Condon - Aye

Larry Evans - Aye

Stephen Plunk - Aye

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

[4. 709 STILES AVENUE | VARIANCE | 21-002358-ZBA](#)

[📎 709 Stiles Ave Staff Report rev.pdf](#)

[📎 709 Stiles Ave Visuals.pdf](#)

Mr. Kiakala Ntemo, Urban Planner, 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 subject property is in the TR-2 (Traditional Residential) Zoning District. The petitioner is 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 property is a 2,757 sq. ft. lot with an average depth of 89.3 ft. and an average width of 31.7 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 with many residentially developed properties in the area.

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, 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.

Mr. Warner Moore, petitioner, stated this would be good for Stiles Avenue. You can pull in and pull out without having to back out onto Stiles Avenue.

No Public Comments

Motion

Motion to approve the petitioner's request.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Larry Evans

Stephen Merriman, Jr. - Abstain

Karen Jarrett - 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.