



## City of Savannah Zoning Board of Appeals

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Arthur A. Mendonsa Hearing Room  
October 2, 2024 10:00 a.m.  
Final Agenda

### October 2, 2024 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. 4790 Waters Ave | Sign Variance | 24-004597- ZBA](#)

📎 [32685511 VARIANCE APPLICATION FOR SUBMITTAL.pdf](#)

[2. 225 West 40th Street | Variances for ADU square footage and 40% | 24-004558-ZBA](#)

#### V. Item(s) Requested to be Withdrawn

#### VI. Approval of Minutes

[3. Approval of the August 22, 2024 Meeting Minutes](#)

📎 [august-22-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

#### VII. Approval of Final Agenda

#### VIII. Consent Agenda

#### IX. Old Business

#### X. Regular Agenda

[4. 0 Gable Street | Side Setback Variance | 24-004053-ZBA](#)

📎 [0 GABLE ST\\_24-004053-ZBA\\_APPLICATION.pdf](#)

📎 [Staff Report\\_ 0 Gable St.pdf](#)

☞ [0 GABLE ST\\_SITE PLAN.pdf](#)

☞ [0 Gable St Survey.pdf](#)

5. 305 Edgewater Rd | Side and Front Yard Fence Height Variances | 24-004496-ZBA

☞ [305 EDGEWATER RD\\_24-004496-ZBA\\_APPLICATION.pdf](#)

☞ [Staff Report - 24-004496-ZBA - 305 Edgewater Rd.pdf](#)

☞ [Justification for Fence Height Variance \\_240921\\_140523.pdf](#)

☞ [Fence variance pictures.pdf](#)

6. 2110-2114 Bulloch Street | Lot width Variance | 24-004497-ZBA

☞ [2110-2114 BULLOCH ST\\_24-004497-ZA\\_APPLICATION.pdf](#)

☞ [Staff\\_Report\\_24-004497-ZBA.pdf](#)

☞ [2110 BULLOCH STREET Site Plan.jpg](#)

☞ [2114 BULLOCH STREET Site Plan.jpg](#)

7. 2653 Causton Bluff Rd | Parking Variance | 24-004506-ZBA

☞ [PI - 2024 CITY ZONING BOARD OF APPEALS APPLICATION AND CHECKLIST.pdf](#)

☞ [Staff Report.pdf](#)

☞ [2653 Causton Buff Rd\\_24-004511-ZCL\\_Letter.pdf](#)

☞ [Hale Marine PI support letter.pdf](#)

☞ [Hancock Askew - Performance Initiatives.pdf](#)

☞ [Letter of Support - Tom Woiwode.pdf](#)

☞ [Letter. PIFit.pdf](#)

☞ [Oelschig Nursery.pdf](#)

☞ [Speedi Sign support letter.pdf](#)

☞ [Downtown East Office Complex - PI Support.pdf](#)

8. 623 E. 48th Street | Variance to Lot Area for ADU | 24-004563-ZBA

☞ [623 E 48 ST\\_24-004563-ZBA\\_APPLICATION.pdf](#)

☞ [Staff Report\\_SK.pdf](#)

☞ [623\\_48\\_E\\_ADU REVIEW.pdf](#)

☞ [PLOT PLAN.pdf](#)

☞ [Public comment, Zielinski Ref Petition #24-004563 – ZBA.pdf](#)

☞ [public comment, Micklus.pdf](#)

☞ [Nancy M. ADU petition #24-004563 – ZBA.pdf](#)

☞ [Picture2.jpg](#)

☞ [Picture1.jpg](#)

☞ [Picture3.jpg](#)

☞ [Picture4.jpg](#)

9. 311 W. Waldburg St | Variances to side yard setback, lot coverage, and footprint for an ADU | 24-004564-ZBA

☞ [311 W WALDBURG ST\\_24-004565-ZBA\\_APPLICATION.pdf](#)

- 🔗 [Staff Report 311 W Waldburg.pdf](#)
- 🔗 [311 W WALDBURG ST\\_24-004565-ZBA\\_SUPPLEMENTAL INFORMATION\\_.pdf](#)
- 🔗 [Public comment, Jones, 311 West Waldburg Street.pdf](#)

10. 774 Duffy Street | Variances for rear yard setback and lot coverage | 24-004566-ZBA

- 🔗 [774 E DUFFY ST\\_24-004566-ZBA\\_APPLICATION.pdf](#)
- 🔗 [Staff Report\\_SK.pdf](#)
- 🔗 [774 DUFFY ST\\_RENOVATION PERMIT DOCUMENTS\\_.pdf](#)

11. 1201 Bull Street | Appeal a ZCL | 24-004075-ZBA

- 🔗 [1201 BULL ST\\_24-004075-ZBA\\_APPLICATION.pdf](#)
- 🔗 [May 2024 ZCL](#)
- 🔗 [Staff Report 1201 Bull Appeal.pdf](#)
- 🔗 [August 18 2021 ZCL \(1\).pdf](#)
- 🔗 [August 18 2021 ZCL \(2\).pdf](#)
- 🔗 [Sept 22 2021 ZCL.pdf](#)
- 🔗 [1201 Bull St\\_Parking Appeal\\_City Review Materials.pdf](#)

12. 11 West Duffy Street | Appeal a ZCL | 24-004080-ZBA

- 🔗 [11 W DUFFY ST\\_24-004080-ZBA\\_APPLICATION.pdf](#)
- 🔗 [Public comment Petition #24-004080-ZBA; 11 W Duffy.pdf](#)
- 🔗 [August 18 2021 ZCL \(1\).pdf](#)
- 🔗 [August 18 2021 ZCL \(2\).pdf](#)
- 🔗 [Sept 22 2021 ZCL.pdf](#)
- 🔗 [City Staff Comment.pdf](#)
- 🔗 [1201 BULL ST\\_21-004570-ZCL\\_LETTER\\_REVISED 2024.05.17.pdf](#)
- 🔗 [Staff Report 11 W Duffy Appeal.pdf](#)
- 🔗 [11 W Duffy St\\_Parking Appeal\\_City Review Materials.pdf](#)

**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.*