



August 19, 2014

Ellen I. Harris, Director of Urban Planning and Historic Preservation
Metropolitan Planning Commission
110 East State Street
Savannah, GA 31401

Re: Request for Zoning Interpretation Regarding Interior Wall Blocking Exterior Openings

Per your request to provide an interpretation regarding whether interior building walls built immediately adjacent to window, door or storefront openings meet the intent of the following standards from the Historic District Ordinance (8-3030):

***Rhythm of solids to voids in front facades.** The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing structures to which the structure is Visually Related.*

***Entrances.** Building entrance locations shall comply with the following:*

Location.

A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.

North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service street. A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.

***Windows, Shutters, and Commercial Storefronts.** The following standards shall apply to all development.*

Windows

The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows.

Commercial Storefronts

Retail storefront area glazing shall be not less than 55 percent. Such glazing shall be transparent; provided, however, black glass may be used in the sign area above the storefront window transoms.

My interpretation is that, for the purposes of evaluating the visual compatibility and design standards of the Historic District Ordinance 8-3030, where voids (windows, doors, or storefronts) in the exterior façade are required, interior walls or built-in furniture may be considered part of the exterior wall if they are built within three feet of the exterior wall.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoff Goins". The signature is fluid and cursive, with the first and last names clearly legible.

Geoff Goins
Zoning Administrator
City of Savannah

ZNRQ14-004106