October 23, 2026

Mr. Marcus Lotson
Chatham County Building Safety and Regulatory Services
Chatham County Zoning Board of Appeals
III7D Eisenhower Drive
Savannah, GA 3I406

Re: I35 Marsh Harbor Drive, Lot 25
PIN I0II5C02004

Hello Marcus,

On Behalf of Donnie and Courtney Gustin, we have prepared these submittal documents for the Chatham County Zoning Board of Appeals. We are asking the board to consider one variance request for a singular design proposal.

I. A Height Variance to Increase the allowable building height from 36' (from Grade to Roof Height: per Chatham County Zoning Ordinance, Section 4-6.I — "Development Standards for Dwellings.") to 38'-4" an increase of 28 total Inches.

Please distribute the attached set of drawings to the members of the Chatham County Zoning Board of Appeals for review of the enclosed project at I35 Marsh Harbor Drive.

We trust that you and the members of the Chatham County ZBA will find our presentation acceptable, and along with Donnie and Courtney, we look forward to receiving your favorable comments.

Our intent is for these documents to be self-explanatory, however please contact me if additional information is needed, or if I can answer any questions.

Yours truly,



Peter T. Callejas, AIA
Homestead Architecture, LLC

Cc: Owner, File

Chatham County Zoning Board of Appeals Submittal

Request for an 28" Increase in Allowable Maximum Building Height

Donnie and Courtney Gustin

R-1-A
135 Marsh Harbor Drive
Savannah, GA 31410
PIN 10115C02004

October 23, 2026

PREPARED BY:

HOMESTEAD
ARCHITECTURE

605 E. 57th Street
Savannah, Georgia 31405

Peter T. Callejas, AIA
callejas@homesteadarch.com
912-656-6876

Chatham County
Zoning Board of Appeals Application

1117 Eisenhower Dr ~ PO Box 8161
Savannah, Georgia 31412-8161
Phone: (912) 201-4300 / Fax: (912) 201-4301
www.chathamcounty.org

All information must be completed in full before this application will be processed and scheduled for a Zoning Board of Appeals (ZBA) hearing. Additional instructions and information regarding the appeals process are located on page four. Applicants are encouraged to meet with MPC staff to discuss the application prior to the day of submission. The monthly hearing dates and applicable submission deadline dates are attached.

1) Subject Property

Street Address: _____

Subdivision Name: _____ Lot Number(s): _____

Property Identification Number(s): _____

Zoning District(s): _____

2) Reason for Application

Check all that apply:

_____ To appeal an order, requirement, decision or determination of the Zoning Administrator when an error is alleged (Zoning Ordinance Section 10-6.1). You must attach a copy of the written determination of the Zoning Administrator that you are appealing. An appeal must be filed no later than 30 days after the date that the determination was rendered by the Zoning Administrator. The appeal must be filed with MPC and the Zoning Administrator.

_____ To establish a special use (Section 10-6.2) Use Number _____

_____ A request for an extension or expansion of a nonconforming use (Section 10-6.4)

_____ To request a variance (Section 10-6.3). Identify the type and amount of variance(s) below and refer to Page 4 for plot plan criteria. Example: 5 foot reduction of the 25 foot rear yard setback (use additional paper, if necessary):

_____

_____

_____

_____

_____

_____

3) Property Owner(s)

Name(s): _____

Address: _____

City, State, Zip: _____

Telephone: [redacted] Fax: _____

E-mail address: [redacted]

4) Agent (If not property owner)

If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.

Name(s): _____

Address: [redacted]

City, State, Zip: _____

Telephone: [redacted]

5) Fee

The application fee is based on the type of use for which relief is requested. Make check payable to Chatham County.

_____ Commercial: $1300.00 ($1,180 MPC fee + $120 BSRS fee)

_____ Single Family Residential: $620.00 ($500 MPC fee + $120 BSRS fee)

6) Certification

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand than an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

_____ _____

Applicant Name (Signature) Date

_____

Applicant Name (Print)

OFFICE USE ONLY

Project Planner:

Pre-application meeting date, if any:

Date notice posted on property:

Dates notice published in newspaper:

Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Numbers 10115C02004 135 Marsh Harbor Drive**, I (we) authorize** Pete Callejas AIA **(Agent Name) of** Homestead Architecture **(Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.**



Owner Name (Signature)

Courtney Gusta

Owner Name (Print)

10/22/26

Date

Request for 28-Inch Building Height Variance
I35 Marsh Harbor Drive – Lot 25

Chatham County Zoning Board of Appeals

Review Criteria – Section 10-6.3

The subject property at 135 Marsh Harbor Drive is a uniquely situated corner lot at the rear edge of the Marsh Harbor community, adjacent to the landscaped highway separation berm and within an AE flood zone. These site conditions and the property's location are distinct from most interior lots within the neighborhood.

Literal application of the 36-foot height limitation creates an unnecessary hardship in accommodating a reasonably proportioned one-and-one-half-story residence on this particular property. The design has already been modified substantially to reduce its height, including reducing the desired roof pitch from 8:12 to 7:12, clipping the hip roof at the top to accommodate the HVAC Equipment (not considered part of the "Roof" itself), Lowering the Parlor Level ceiling height, locating the upper level primarily within the roof form, and maintaining moderate interior ceiling heights.

The requested relief is limited to 28 inches and is specific to the conditions and design constraints of this property. Because Lot 25 is located at the rear edge of the community adjacent to the highway separation berm, the additional height will not obstruct established residential views, create a significant visual impact on adjoining properties, or alter the character of Marsh Harbor.

We believe the requested variance represents the minimum relief necessary while maintaining the spirit and intent of the ordinance, and that approval will not cause substantial harm to the public good or surrounding properties.



FRONT ELEVATION

HOMESTEAD ARCHITECTURE

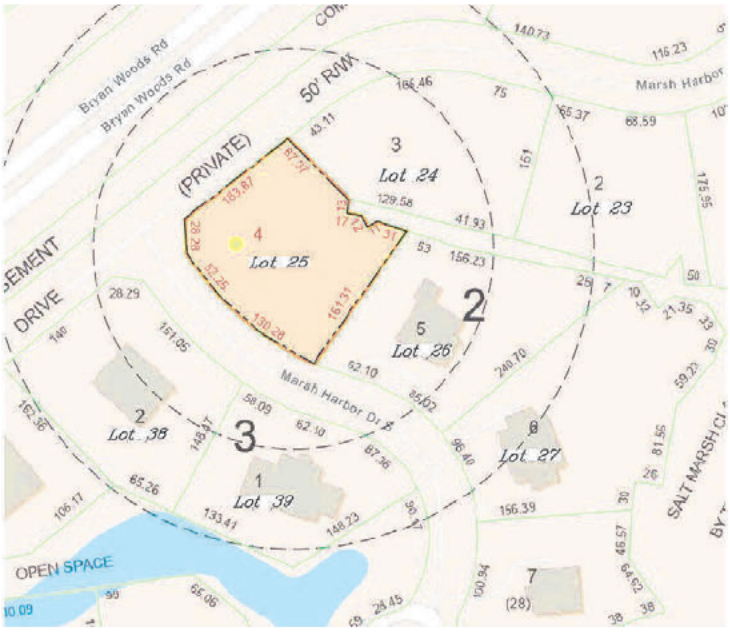
V104

GUSTIN RESIDENCE

135 Marsh Harbor Drive, Marsh Harbor

HOMESTEAD
ARCHITECTURE
www.homesteadarch.com

Barret Jackson Nye	132 Marsh Harbor Dr S, Lot 39	Savannah, GA 31410
Stephen Barry Ham	134 Marsh Harbor Dr S, Lot 38	Savannah, GA 31410
Christopher Daigle	110 Marsh Harbor Dr S, Lot 24	Savannah, GA 31410 Vacant lot
Robert l. Mingledorff, Jr.	133 Marsh Harbor Dr S, Lot 26	Savannah, GA 31410
Matthew Fitzgerald	131 Marsh Harbor Dr S, Lot 27	Savannah, GA 31410
Eugene Dowd	108 Marsh Harbor Dr S, Lot 23	Savannah, GA 31410



605 E 57th ST, Savannah, GA 31405

[redacted]