



Historic Preservation Commission

April 26, 2023 Historic Preservation Commission Meeting

Title

Petition of Greenline Architecture | 23-001059-COA | 1705 Abercorn Street | New Construction: Small (Parts I and II) & Variance Recommendation Request

Description

The petitioner is requesting approval for New Construction: Small (Parts I & II) of a new commercial building located on the vacant parcel of **1705 Abercorn Street**.

AND

A variance recommendation request to the Savannah Zoning Board of Appeals from the standard regarding side yard (interior) setbacks in **Article 5 - Base Zoning Districts:**

TN-2, Building Setbacks (ft), For blocks with contributing structures.

Side yard (interior): 3 (min)

The proposed side yard (interior) setback is 2'-6".

Recommendation

Approval for New Construction: Small (Parts I & II) of a new commercial building located on the vacant parcel of 1705 Abercorn Street **with the following conditions**, to be submitted to staff for final review and approval because otherwise the proposed work is visually compatible and meets the standards.

1. Provide electric meter location.
2. Apply for a special exception for the standard which reads, "*All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.*"

AND

Approval for the variance recommendation to the Savannah Zoning Board of Appeals from the standard regarding side yard (interior) setbacks in Article 5 - Base Zoning Districts:

TN-2, Building Setbacks (ft), For blocks with contributing structures.

Side yard (interior): 3 (min)

to allow for the side yard (interior) setback to be 2'-6" because the request meets the variance criteria.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Staff Report -23-001059-COA - 1705 Abercorn Street](#)
- 🔗 [Submittal Packet - 1705 Abercorn Street](#)
- 🔗 [Staff Research - 1705 Abercorn Street](#)