



Historic Preservation Commission

July 26, 2023 Historic Preservation Commission Meeting

Title

Petition of GM Shay Architects | 23-003509-COA | 916 Martin Luther King, Jr. Blvd. | New Construction, Part I: Height and Mass / Special Exception Request / Variance Recommendation Request

Description

The applicant is requesting approval for New Construction, Part I Height and Mass for an apartment building, a Special Exception, and a Variance Recommendation Request for the vacant property located at 916 Martin Luther King, Jr. Blvd. The project also includes a new surface parking lot to the north of the MLK site known as 409 West Bolton Street. Per the applicant: *"The apartments will be located in three 3-story buildings that are interconnected by a controlled access courtyard and common roof."*

Furthermore, the applicant states that these affordable apartments will be available *"to small families and/or couples who have been displaced, or who are at risk of being displaced, due to the high cost of rental housing in the neighborhood and Savannah."*

The applicant is requesting approval for a Special Exception from the standard that reads:

Floor-to-Floor Heights.

... the exterior expression of the height of the first story shall not be less than 13 feet ...

To allow the ground floor of the building to have a floor-to-floor height of 11 feet.

The applicant is requesting approval for a Variance Recommendation Request to the Zoning Board of Appeals from the standard that reads:

TC-2, Building Setbacks (ft), For blocks without contributing structures.

Rear yard: 10 (min)

To allow the rear yard setback to be 5'-6".

Recommendation

Approval for New Construction, Part I Height and Mass for an apartment building for the vacant property located at 916 Martin Luther King, Jr. Blvd. with the following conditions to be submitted with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Storefront glazing shall be inset a minimum of four inches from the face of the building.
2. The awning must have a minimum of eight (8) feet vertical clearance above the public right-of-way.
3. Provide the depth of the eaves; they must not be less than 12 inches deep.
4. Provide the location of the electrical meter(s); it must be located on a secondary or rear façade.
5. Screen the refuse storage area from all public rights-of-way, including the lane.
6. Confer with the appropriate city departments to determine if the West Bolton Street parking lot exit location is acceptable.

AND

Approval for a Special Exception from the standard that reads:

Floor-to-Floor Heights.

... the exterior expression of the height of the first story shall not be less than 13 feet...

To allow the ground floor of the building to have a floor-to-floor height of 11 feet because the Special Exception criteria are met.

AND

Approval for a Variance Recommendation Request to the Zoning Board of Appeals from the standard that reads:

TC-2, Building Setbacks (ft), For blocks without contributing structures.

Rear yard: 10 (min)

To allow the rear yard setback to be 5'-6" because the variance criteria are met.

Contact

Financial Impact

Review Comments

Attachments

- ☞ [Staff Report - 23-003509-COA 916 MLK.pdf](#)
- ☞ [Submittal Packet - Narrative - 916 MLK.pdf](#)
- ☞ [Submittal Packet - Drawings and Photos - 916 MLK.pdf](#)
- ☞ [Submittal Packet - Variance Request - 916 MLK.pdf](#)
- ☞ [VNA - 916 MLK letter of conditional support.pdf](#)