



## Historic Preservation Commission

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### July 26, 2023 Historic Preservation Commission Meeting

#### **Title**

Petition of Savannah Local Initiatives, Inc. | 23-003510-COA | 917 West 40th Street | New Construction, Small (Parts I and II) / Special Exception Request

#### **Description**

The applicant is requesting approval for a New Construction, Small (Parts I & II) and two Special Exception requests, for an empty lot located at 917 West 40th Street.

#### **Recommendation**

**Approval for New Construction, Small (Parts I & II) for the vacant parcel located at 917 West 40th Street with the following conditions to be submitted to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.**

- 1. Ensure that the front yard setback is consistent with the buildings on either side.**
- 2. Work with staff to ensure that a true stucco is used on the foundation walls.**
- 3. Provide information about any exterior lighting on the house.**
- 4. Provide information about mechanical equipment and refuse storage area locations.**
- 5. Revise the chain link fence and gate portion on the side elevation to an approved material for front and side elevations.**

#### **AND**

**Approval for two (2) Special Exceptions for the following standards:**

*In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.*

To allow for a first story exterior expression of 10 feet because the special exception criteria are met.

#### **AND**

*All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.*

To allow for less than 30% transparent features on both side facades because the special exception criteria are met.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Submittal Packet - 917 W. 40th St.pdf](#)
- 📎 [Staff Report - 23-003510-COA 917 W 40th St.pdf](#)
- 📎 [Staff Research - 917 W. 40th St..pdf](#)