



Savannah Historic District Board of Review

July 13, 2022 Historic District Board of Review

Title

Petition of J. Elder Studio | 22-001843-COA | 302 East Oglethorpe Avenue | Non-Contributing Demolition, New Construction Part I Height and Mass, Special Exception Request, and Variance Recommendation

Description

The applicant is requesting approval for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4-story building for the property located at 302 East Oglethorpe Avenue. The west side of the building has the exterior visual expression of 5-stories; however, it contains a mezzanine within the mansard roof and not a 5th floor.

The applicant is also requesting approval of Special Exceptions from Large-Scale Development standards that state:
Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.

Maximum height shall not exceed two (2) stories within 20 feet of a lane

In order to allow for the recesses to be 9'-4" wide and 2'-8" deep and for the building to be 4-stories within 18 feet of the lane.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for an increase of 5% to the *maximum permitted building coverage of 75% in the D-R zoning district* to allow for 80% building coverage.

Because this building is 4-stories (or greater) in a D-R zoning district, it qualifies as Large-Scale Development.

Recommendation

Approval for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4 and 5-story building for the property located at 302 East Oglethorpe Avenue with the following conditions to be submitted for review by the HDBR with Part II, Design Details because the proposed project is otherwise visually compatible and meets the standards:

1. The existing building must be documented per the *MPC Policy for Documenting Buildings Prior to Demolition or Relocation* and that the building be deconstructed, and all materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).
2. Increase the storefront base (from 16" high) to a minimum of 18" high and submit the design and/or material.
3. Railing balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.
4. The balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.
5. Reduce the height of the flat roof that is attached to the mansard roof in order to revise the mansard roof to slope from all four sides; remove the cornice from the flat roof to distinguish the mansard roof.
6. Provide screening for the rooftop HVAC equipment or provide information indicating that the equipment is not visible from a right-of-way without additional screening.
7. Provide dimensions indicating that the structured parking is setback a minimum of 30 feet from both Lincoln and Oglethorpe.
8. Provide the height of the fence/wall.
9. Provide the window and door opening percentages for the ground floor (minimum 55% at amenity area and minimum 25% at the residential areas) and the upper floors (minimum 20%).

AND

Approval of Special Exceptions from Large-Scale Development standards that state:

Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.

Maximum height shall not exceed two (2) stories within 20 feet of a lane

In order to allow for the recesses to be 9'-4" wide and 2'-8" deep and for the building to be 5 and 4-stories within 18 feet of the lane because the Special Exception criteria are met.

AND

Recommend approval to the Zoning Board of Appeals for an increase of 5% to the maximum permitted building coverage of 75% in the D-R zoning district to allow for 80% building coverage because the variance criteria are met with the following condition:

1. The request for the Special Exception standard which reads: *Maximum height shall not exceed two (2) stories within 20 feet of a lane* must be resolved prior to the applicant applying for the variance to the Zoning Board of Appeals.

Contact

Financial Impact

Review Comments

Attachments

- ④ [Staff Research.pdf](#)
- ④ [Submittal Packet - Special Exception Request.pdf](#)
- ④ [Submittal Packet - Variance Recommendation Request.pdf](#)
- ④ [Submittal Packet - Photos, Drawings, Renderings.pdf](#)
- ④ [MPC Policy for Documenting Buildings Prior to Demolition or Relocation.pdf](#)
- ④ [1812 Wesley Chapel Historical Marker.pdf](#)
- ④ [5-9-2022 Public Comment #2.pdf](#)
- ④ [H-197601-371-2.pdf](#)
- ④ [5-9-2022 Public Comment #1.pdf](#)