

Variance Request- 219 E York Lane, Savannah GA – J. Elder Studio

Variance from the standard:

5.14.5 Development Standards for Permitted Uses

Building Coverage (max) 75%

The request is to allow the new building (ADU) to have 80% lot coverage footprint, which is an increase of 5% over the maximum Building Coverage (75%). The narrowness of the lot makes for having a usable ADU difficult with the current 75% max allowable footprint and 40% main house square-footage rule.

Review criterion for a variance request:

By reason of unusual circumstances, the strict application of the Design Standards would result in exceptional practical difficulty or undue hardship upon any owner of any specific property.

*The variance shall remain in harmony with the general purpose and intent of the Design Standards so that the architectural or historic integrity or character of the property shall be conserved, and substantial justice done. **Yes, it will.***

*General Consistency: The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare. **Yes, it shall and will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.***

*Special Conditions: Special conditions and/or circumstances exist which are peculiar to the land, buildings, or structures involved and which are not applicable to other lands, buildings, or structures in the same Zoning District; **Yes***

*The special conditions and/or circumstances do not result from the actions of the applicant; and the special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money. **No, they are not.***

*Literal Interpretation: Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant. **Yes.***

*Minimum Variance: The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures. **Yes.***

*Special Privilege Not Granted: The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same Zoning District. **No special privilege.***

CARRIAGE HOUSE - NEW CONSTRUCTION

HDBR SUBMISSION

FOR PROJECT LOCATED AT

219 E YORK ST, SAVANNAH, GA 31401



PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW ACCESSORY DWELLING UNIT FOR AN EXISTING HOUSE AT 219 E YORK ST. THE UNIT COMPLIES WITH ALL REQUIREMENTS FOR ACCESSORY DWELLINGS.

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EDEN CARRIAGE HOUSE

219 E YORK ST

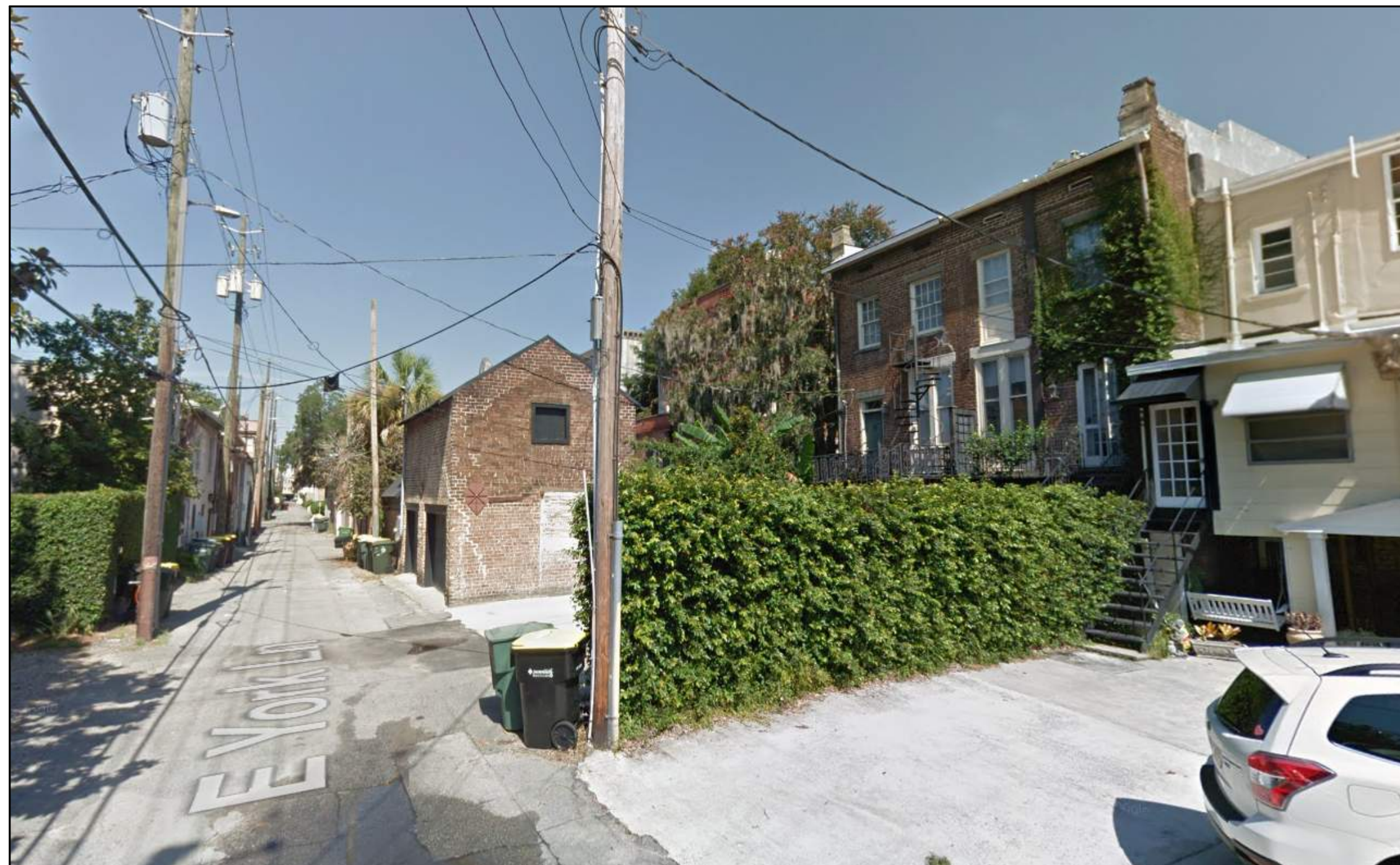
COVER SHEET

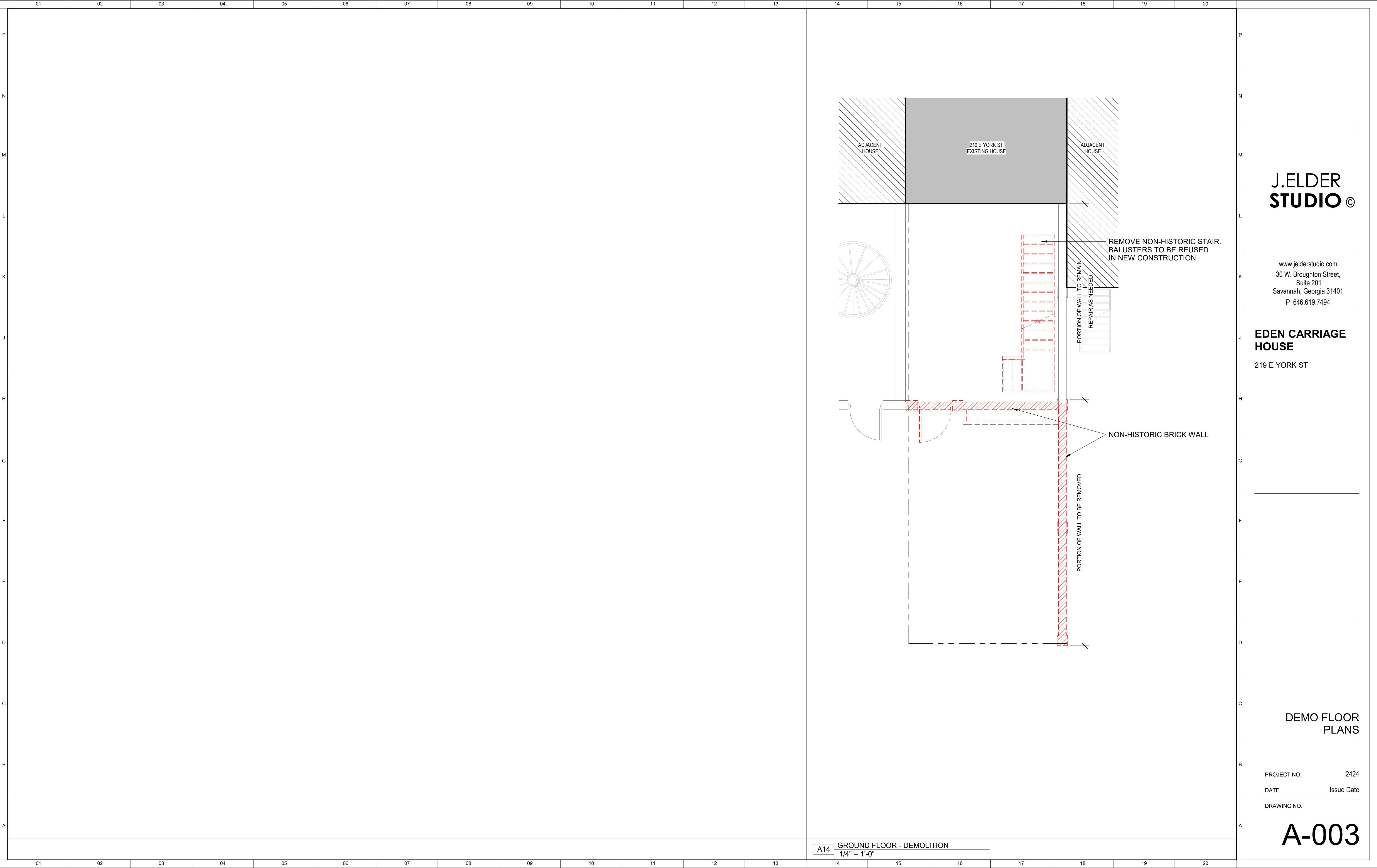
PROJECT NO. 2424

DATE Issue Date

DRAWING NO.

A-001

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H	219 E YORK LN										219 E YORK LN														
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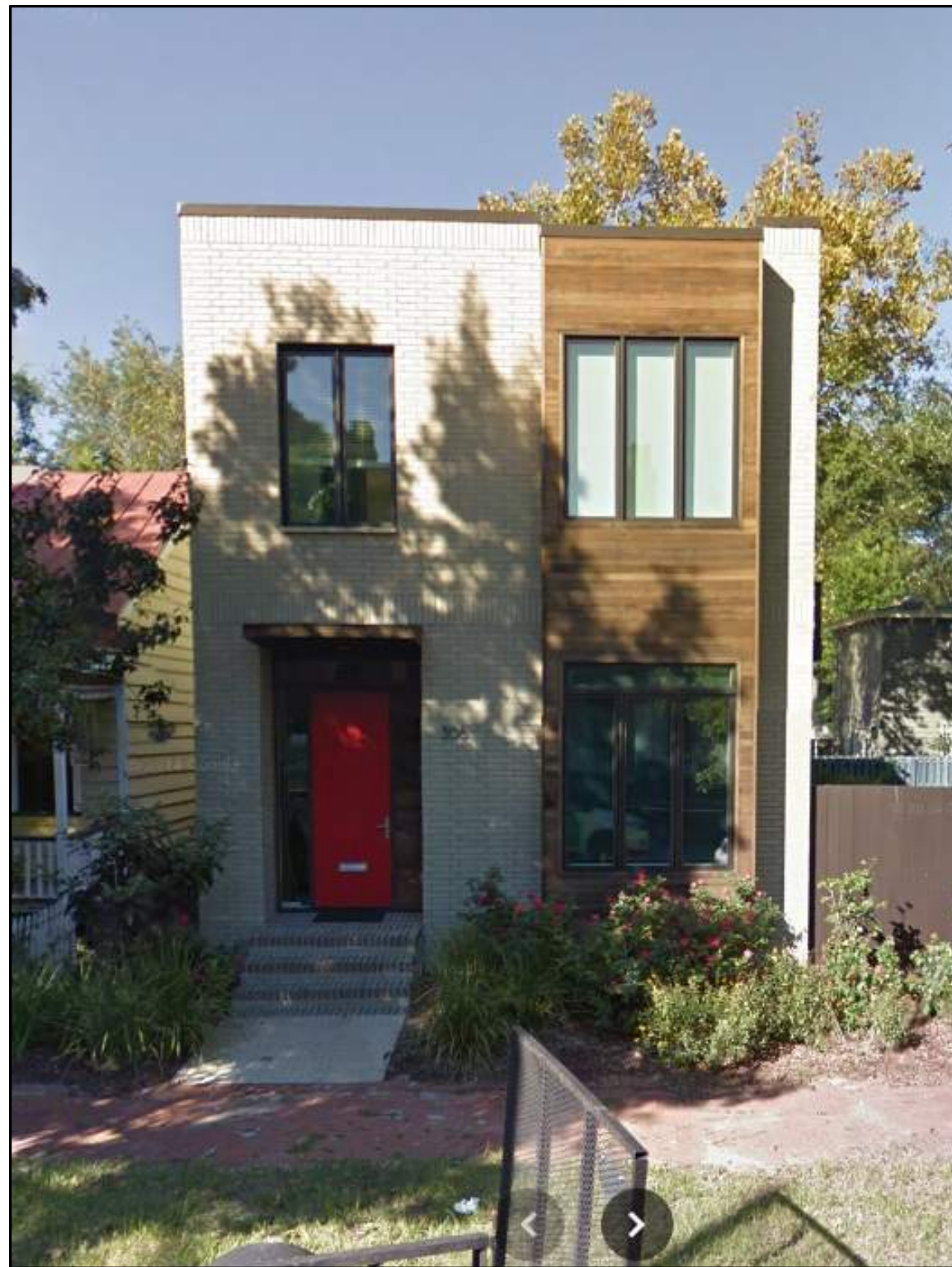
EDEN CARRIAGE
HOUSE

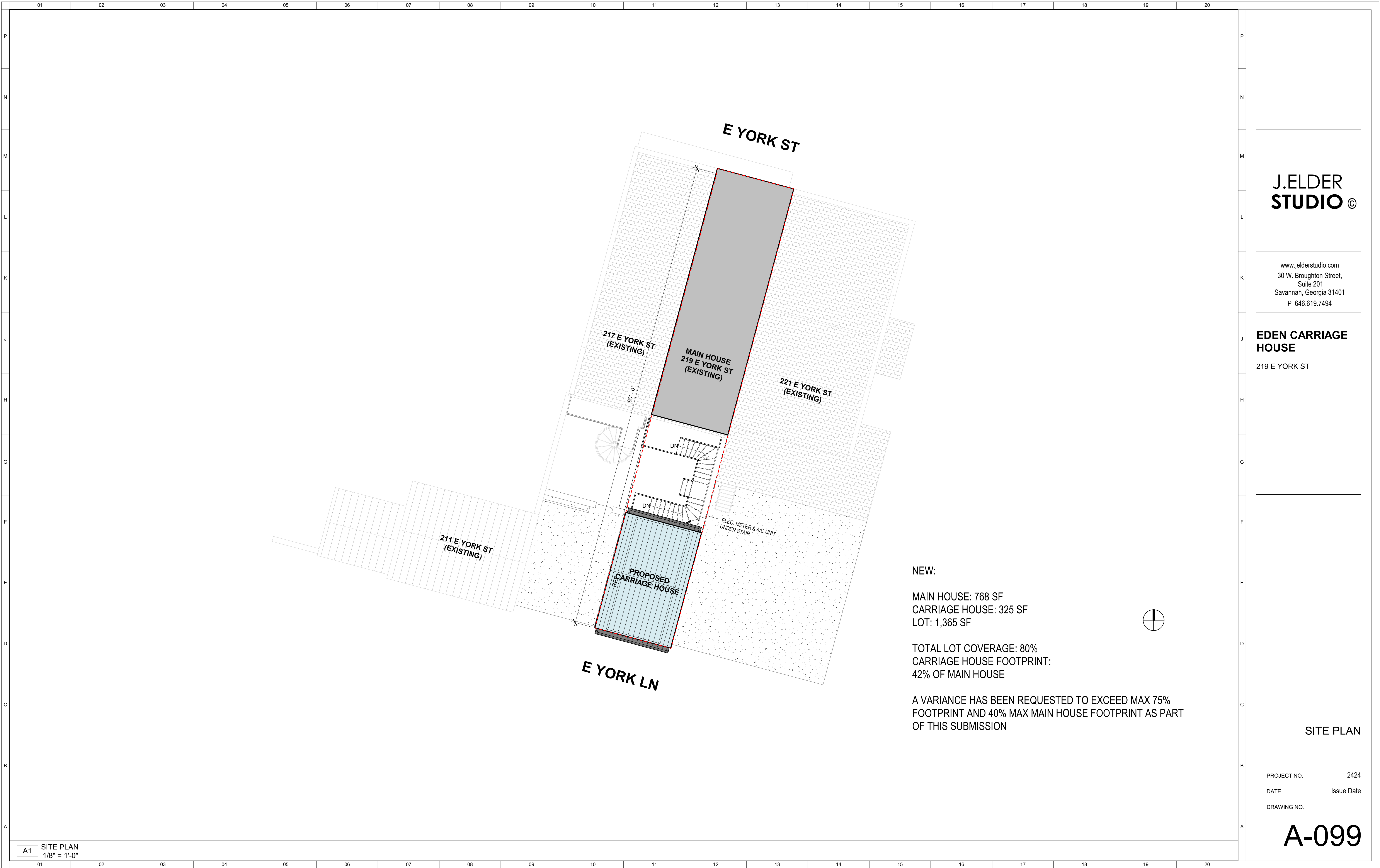
219 E YORK ST

DEMO FLOOR
PLANS

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

A-003

					FAUX HISTORIC REPRESENTATION IMAGE A IMAGE B IMAGE C					CONTEMPORARY CONTEXT IMAGE D IMAGE E IMAGE F					HISTORIC CARRIAGE HOUSE W/ PASS THROUGH IMAGE G									
																				J.ELDER STUDIO © www.jelderstudio.com 30 W. Broughton Street, Suite 201 Savannah, Georgia 31401 P 646.619.7494 EDEN CARRIAGE HOUSE 219 E YORK ST				
					IMAGE A					IMAGE B					IMAGE C									
																				LOCAL PRECEDENTS PROJECT NO. 2424 DATE Issue Date DRAWING NO. A-004				
					IMAGE D - ACROSS THE LANE FROM SITE)					IMAGE E - NATURAL WOOD SIDING					IMAGE F - WINDOW OPENING - CONTEXTUAL					IMAGE G - HISTORIC CARRIAGE HOUSE WITH PASS THROUGH AND GATE				



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EDEN CARRIAGE
HOUSE

219 E YORK ST

NEW:

MAIN HOUSE: 768 SF
CARRIAGE HOUSE: 325 SF
LOT: 1,365 SF

TOTAL LOT COVERAGE: 80%
CARRIAGE HOUSE FOOTPRINT:
42% OF MAIN HOUSE

A VARIANCE HAS BEEN REQUESTED TO EXCEED MAX 75%
FOOTPRINT AND 40% MAX MAIN HOUSE FOOTPRINT AS PART
OF THIS SUBMISSION

SITE PLAN

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

A-099



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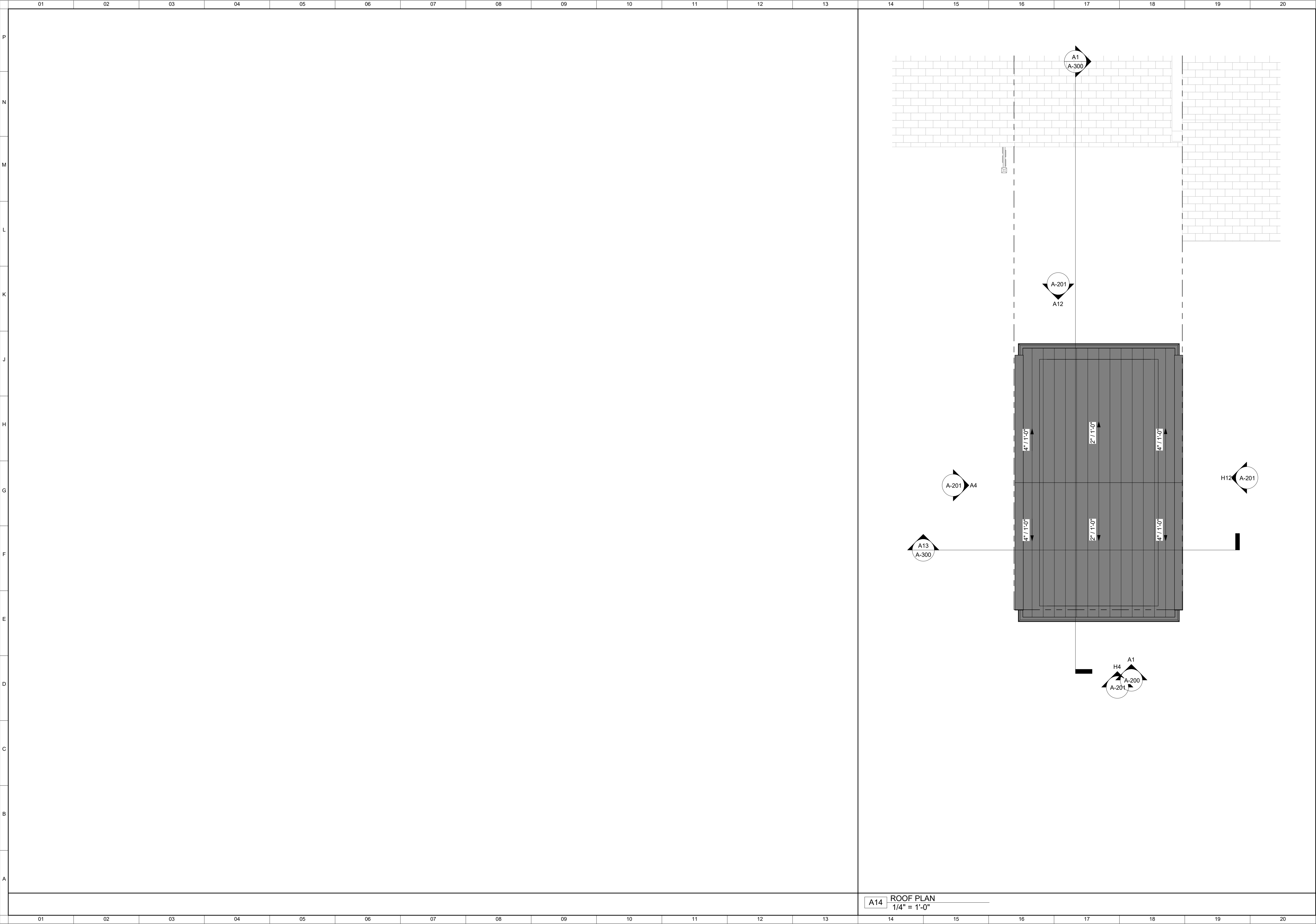
EDEN CARRIAGE
HOUSE

219 E YORK ST

FLOOR PLANS

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

A-100



A14 ROOF PLAN
1/4" = 1'-0"

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EDEN CARRIAGE
HOUSE

219 E YORK ST

ROOF PLAN

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

A-101



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EDEN CARRIAGE
HOUSE

219 E YORK ST

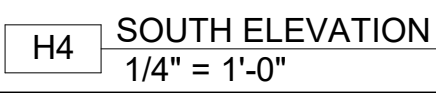
CONTEXT EXTERIOR
ELEVATION

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

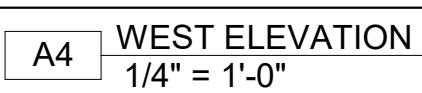
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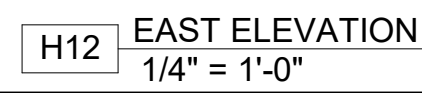
EXISTING BALUSTERS (TO BE REUSED)



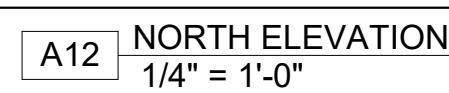
H4 SOUTH ELEVATION
1/4" = 1'-0"



A4 WEST ELEVATION
1/4" = 1'-0"

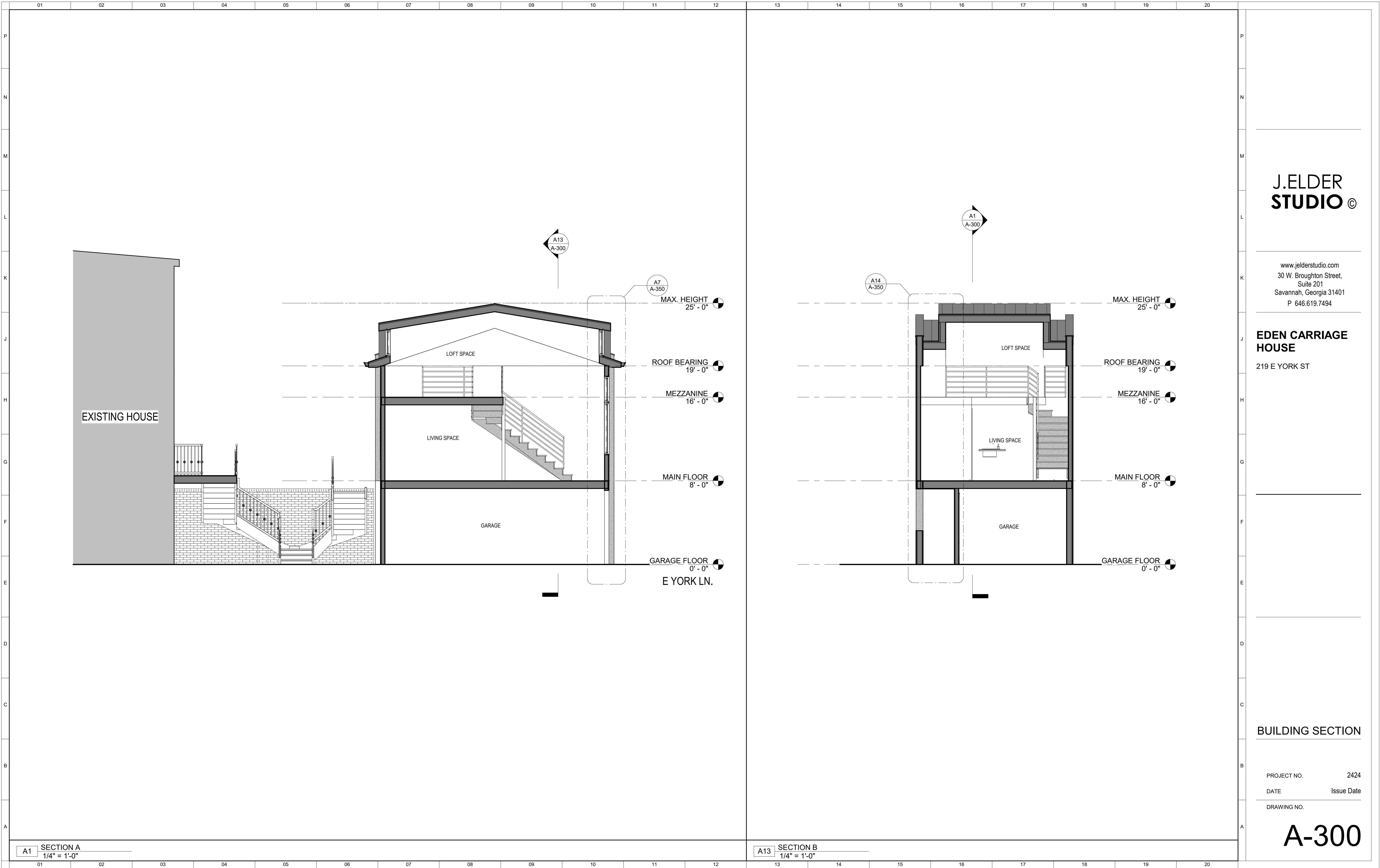


H12 EAST ELEVATION
1/4" = 1'-0"



A12 NORTH ELEVATION
1/4" = 1'-0"

A-201



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EDEN CARRIAGE
HOUSE

219 E YORK ST

BUILDING SECTION

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

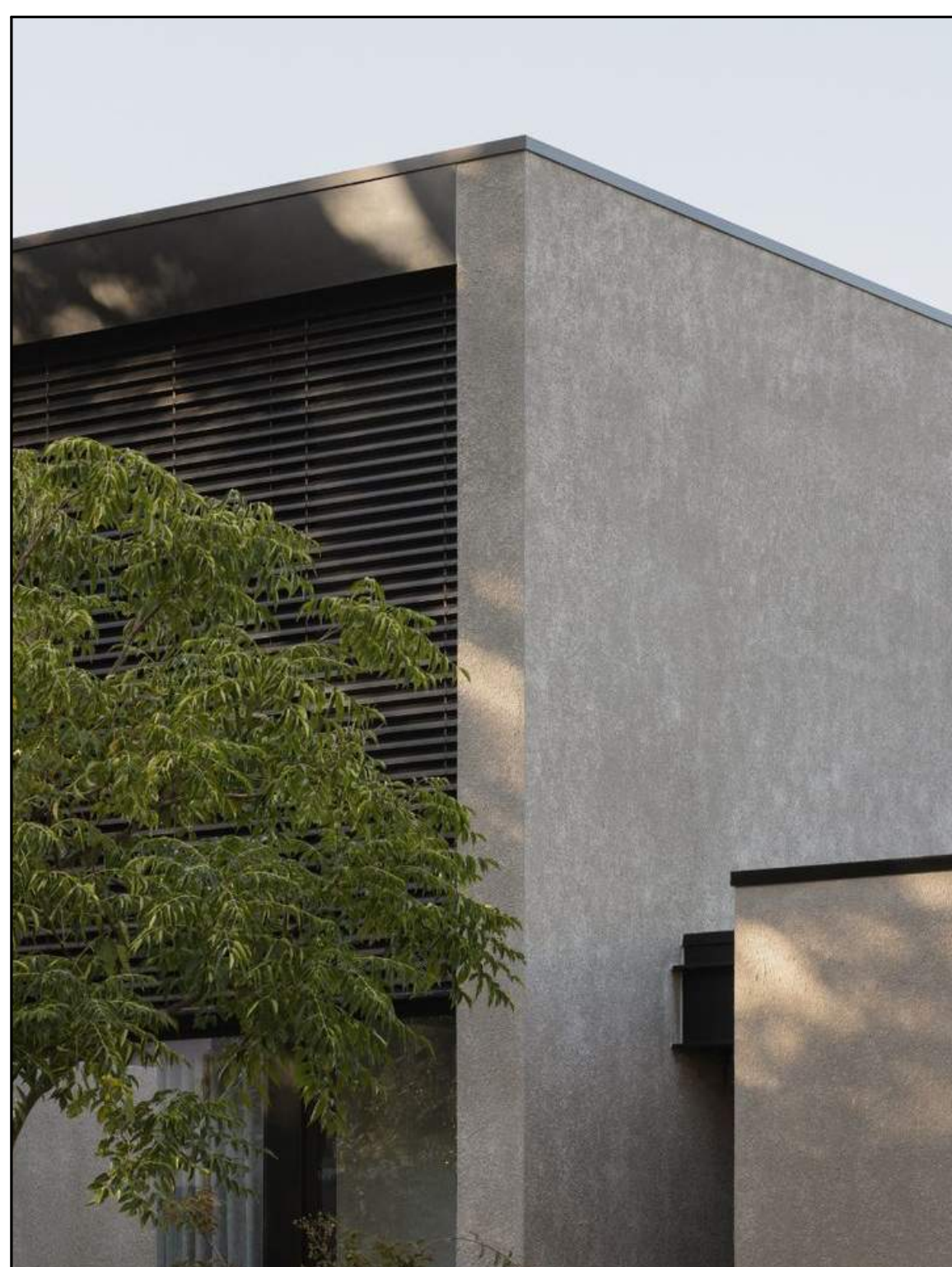
A-300



STANDING SEAM METAL ROOF & WALL PANELS



NATURAL WOOD SIDING - STAINED GREEN



STUCCO WALL FINISH



NATURAL WOOD SIDING - STAINED GREEN

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EDEN CARRIAGE HOUSE

219 E YORK ST

MATERIALS AND FINISHES

PROJECT NO. 2424

DATE Issue Date

DRAWING NO.

A-700



H1 VIEW FROM LANE LOOKING NW



H11 VIEW FROM LANE LOOKING NE

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EDEN CARRIAGE
HOUSE

219 E YORK ST

EXTERIOR
PERSPECTIVES

PROJECT NO. 2424
DATE Issue Date
DRAWING NO.

A-900