
Zoning Petition: File 26-001084-ZA

From Eric Slabaugh <eric.slabaugh@verizon.net>

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To Jodie Brown <brownj@thempc.org>; Maria Slabaugh <mariaslabaugh@hotmail.com>

I represent 421 East Congress, LLC, owner of 421 East Congress St, Savannah GA. I am the managing member of the LLC. I am opposed to the plans as drawn and presented in the zoning petition file above for 402 E Broughton St, (PIN 20004 420120)

Congress Lane Height and Massing Limitation

Congress Lane functions as a historic secondary service frontage within the Savannah Landmark Historic District. Consistent with the intent of the Downtown Historic Overlay District, development along the lane must maintain a scale and massing that reflects its historic role, which is characterized by carriage houses, service buildings, and subordinate residential structures rather than full street-scale architecture.

Accordingly, the proposed design expressly limits all construction fronting Congress Lane to a maximum of **three (3) levels** as perceived from the lane. This limitation applies to the entirety of the lane façade and includes all building mass, roof forms, and architectural elements.

No fourth level is permitted on Congress Lane, whether enclosed or unenclosed. This includes, but is not limited to, open or occupiable rooftops, roof terraces, decks, platforms, mezzanines, stepped roofs, pergolas, mechanical screens, guardrails, parapets, or any roof or roofline configuration that would be legible as a fourth story or increase the apparent height or mass beyond three levels when viewed from East Congress Lane.

This approach is consistent with the Historic District Height Map, the Downtown Historic Overlay design standards, and Historic Review Board precedent, which evaluate height based on perceived massing and visual compatibility rather than interior use or enclosure. By eliminating any fourth-level condition on the lane—including “open” roof scenarios—the proposal ensures that development along Congress Lane remains subordinate, context-appropriate, and visually compatible with the historic character of the lane.

I oppose the plans as drawn and presented as inconsistent with perception of a **maximum of 3 levels** on East Congress Lane and ask the board to reject the special exemption requested. There is clearly a 4th level that will be perceived by residents.

Eric Slabaugh
Managing Member, 421 East Congress LLC

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