

9 October 2026

Historic District Review Board

c/o Caitlin Chamberlain

Chatham County – Savannah Metropolitan Planning Commission

**Re: Opposition to Petition of Hamilton Ct. Development LLC | 26-004653-COA | 429
Tattnall Street | Subdivision**

Dear HDBR Chair and Members:

I am a close neighbor of this proposal, and I strongly object to one portion of the submission, i.e. the attempt to make the small garden of proposed lot B-2 into an independent and self-contained mystery development that cannot conform to City Ordinances.

Summary: I commend the applicant for taking on the restoration of the old Windy's Play School building by inserting a party wall to make two generous residences. It is a fine proposal and consistent with the existing neighborhood.

If the application were solely for the creation of Lots B-1 and B-2, there would be no objection.

However, there are also many concerning problems with the current application:

1. Signs on the front of the building have only appeared in the last few days. There continues to be absolutely no signage on Jefferson Street to identify the proposed Lot B-3.
2. The survey is incorrect
 - It is unsigned by the surveyor.
 - It shows erroneous and conflicting proposed area calculations for Lot B-3,
 - It shows a phantom "original lot line," erroneously implying that Lot B-3 already exists, and the application is only for a small extension into proposed Lot B-2.
3. The Project description of "Exterior Impact" is misleading. Any "future exterior work or construction on Lot B-3" will in fact make major changes to the environment, now a garden space with an historic brick wall.

4. By refusing to name the future use (despite D-R zoning) the applicant is trying to avoid the obvious inability for any future structure on the site to conform to the city ordinance. A cascade of fundamental variances would have to be applied for, and at the same time, simply to prove the whole exercise was not pointless. This would be instead of being "submitted under a separate COA." If the applicant persists, a proposal to subdivide lot B-2 should be submitted later under a separate subdivision application.
5. A mysterious reference to a future application for a permit for a "commercial driveway" only further confuses the present application.
6. In addition to their being no notices on Jefferson ST, there are no photographs of the proposed Lot B-3 in the application. I include three below.
7. The only existing public access to the proposed Lot B-3 is "an existing 4-ft pedestrian easement." There is an historic Savannah grey brick wall along the entire length of the Jefferson ST frontage, with no existing street access or curb cuts.

All the above will leave any approval completely muddled and can only be interpreted as an attempt to wear down opposition over multiple submissions to the HDBR at huge expense and waste of time.

Conclusion: The HDBR should not vote on this submission as presented due to the misleading and inaccurate information provided and lack of due process.

Recommendation: The creation of this third lot is unnecessary. The option to leave the small garden area as part of Lot B-2 would allow the new owners of that property to maintain a garden or apply for an ADU, this option greatly enhancing its sale value for the applicant.

How much better to exclude the subdivision of Lot B-3 from this application and allow the work to commence right away on the restoration of the main building.

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