



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

25-005776-ZA

Variances for Development Plans (Planning Commission)

NOV 21 2025



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): John Eady Court / Staley Avenue 1623 Staley Ave
6 and 7 Gunnie St, Gunnie St.
Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.) 20643 01035, 20643 01034, 20643 01033, 20643 01032
Total acreage of the subject property: .14 acres each, .56 acres total (0.55 Sagis)
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Undeveloped (RSF-6)

II. Action Requested

- A. **Variance.** The Planning Commission shall have the ability to grant variances associated with a Site Development Permit (development plan). Please provide the File Number: _____
- B. **Provide a description of request below:** _____
Seeking a variance to reduce the 20 foot front and 20 foot rear setbacks of the property,
required in the RSF-6 zoning district, both to 10 feet.
- C. **Reasons for the Variance(s):** _____
Due to the irregular "sideways" dimensions of the lots abutting John Eady Court, the RSF-6
setbacks create an abnormally slim building pad not feasible for single family home
construction. This variance would allow for a suitable building depth to construct a dwelling.
- D. **Application History.** Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)? ☒ Yes ☐ No
If yes, please provide the Plan/Permit File Number(s): 25-002696-ZBA (6 Gunnie St.)

III. Review Criteria

Please provide an explanation of the variance request based on [Sec. 3.21.10](#).
See review criteria exhibit attached.

IV. Property Owner Information

Name(s): J. Eady Construction, LLC

Registered Agent: Juan Eady

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: [REDACTED]

City, State, Zip: Savannah, GA 31405

Telephone: _____ Fax: _____

E-mail address: [REDACTED]

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): N/A

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): William Cunningham

Firm or Agency: Coleman Company, Inc

Address: 1480 Chatham Parkway Suite 100

City, State, Zip: Savannah, GA 31405

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20643 01035, 20643 01034, 20643 01033, 20643 01032, I (we) authorize William Cunningham (Agent Name) of Coleman Company, Inc (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): J. Eady Construction, LLC

Registered Agent: Juan Eady

(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s)

Date

11/19/2025

Witness Signature Certificate

State of Georgia

County of CHATHAM

Signed or attested before me on 11-19-2025

Date

by Juan Eady

(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification

Type of ID _____

Tracie T. McIntyre

Signature of Notary Public

TRACIE T. MCINTYRE
NOTARY PUBLIC
Chatham County
State of Georgia

My Comm. Expires February 23, 2027

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____

VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

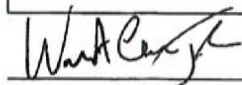
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Kesha Gibson-Carter, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution



Signature of Petitioner or Petitioner's Agent

William Cunningham

Printed Name

11/21/2025

Date

IX. Items Required to be Submitted with this Application

- A. Filing Fee.** The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.
☒ Residential: \$120.00 300 ☐ Non-residential: ~~\$350.00~~
- B. Survey.** A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- C. Legal Description.** A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | | Part I. Subject Property |
| ☒ | | Part II. Action Required |
| ☒ | | Part III. Review Criteria |
| ☒ | | Part IV. Property Owner Information |
| ☒ | ☐ | Part V. Petitioner Information |
| ☒ | ☐ | Part VI. Agent |
| ☒ | ☐ | Part VII. Letter of Authorization |
| ☒ | | Part VIII. Disclosure of Campaign Contribution Form |
| ☒ | | Part IX. Items Required to be Submitted with this Application |
| ☒ | | Part X. Complete Application Checklist |
| ☒ | | Part XI. Certified Application |
| ☒ | | Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded). |
| ☒ | | Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document). |
| ☒ | ☐ | Concept Plan of the proposed development if applicable |

Please note: Supplemental information may be required during plan review to address deficiencies.

XI. Certified Application

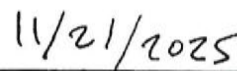
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.



Signature of Petitioner or Petitioner's Agent



Printed Name



Date

3.21.10 Criteria for Approval

The responsible review authority shall make a finding that the variance request does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be approved.

a. 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.

The requested variance will not be injurious to the Allenville Estates Neighborhood. The intent of the variance is to produce single family dwellings similar to those established in the neighborhood, which is not possible within the current setback parameters.

b. Special Conditions

- i. 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.

The subject parcels are unique compared to the average RSF-6 lot due to their configuration abutting John Eady Court and Gunnie Avenue. Each parcel has a sideways orientation, meaning the normal front and rear property lines are placed on the sides, and the normal side property lines are placed at the front and rear. Complying to the RSF-6 standard lot setbacks prompts an irregular building pad shape compared to the average RSF-6 lot, creating a 20 foot deep building on the subject parcels.

- ii. The special conditions and/or circumstances do not result from the actions of the applicant.

The applicant has not created any special conditions or circumstances that would encumber the property, the lot configurations present the limitations of the parcels.

- iii. 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.

The applicant is seeking to build and sell single family homes on the subject lots, which they are currently entitled to do in the RSF-6 district. The variance

is required so that the homes can be constructed in a similar manner to existing homes in Allenville Estates, to not negatively impact the character of the neighborhood with oddly shaped dwellings.

c. 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.

Under the current limitations of the 20 foot front and rear building setbacks, the applicant does not possess the same right to construct a single family home in the RSF-6 district as similarly zoned properties.

d. Minimum Variance

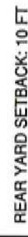
The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings or structures.

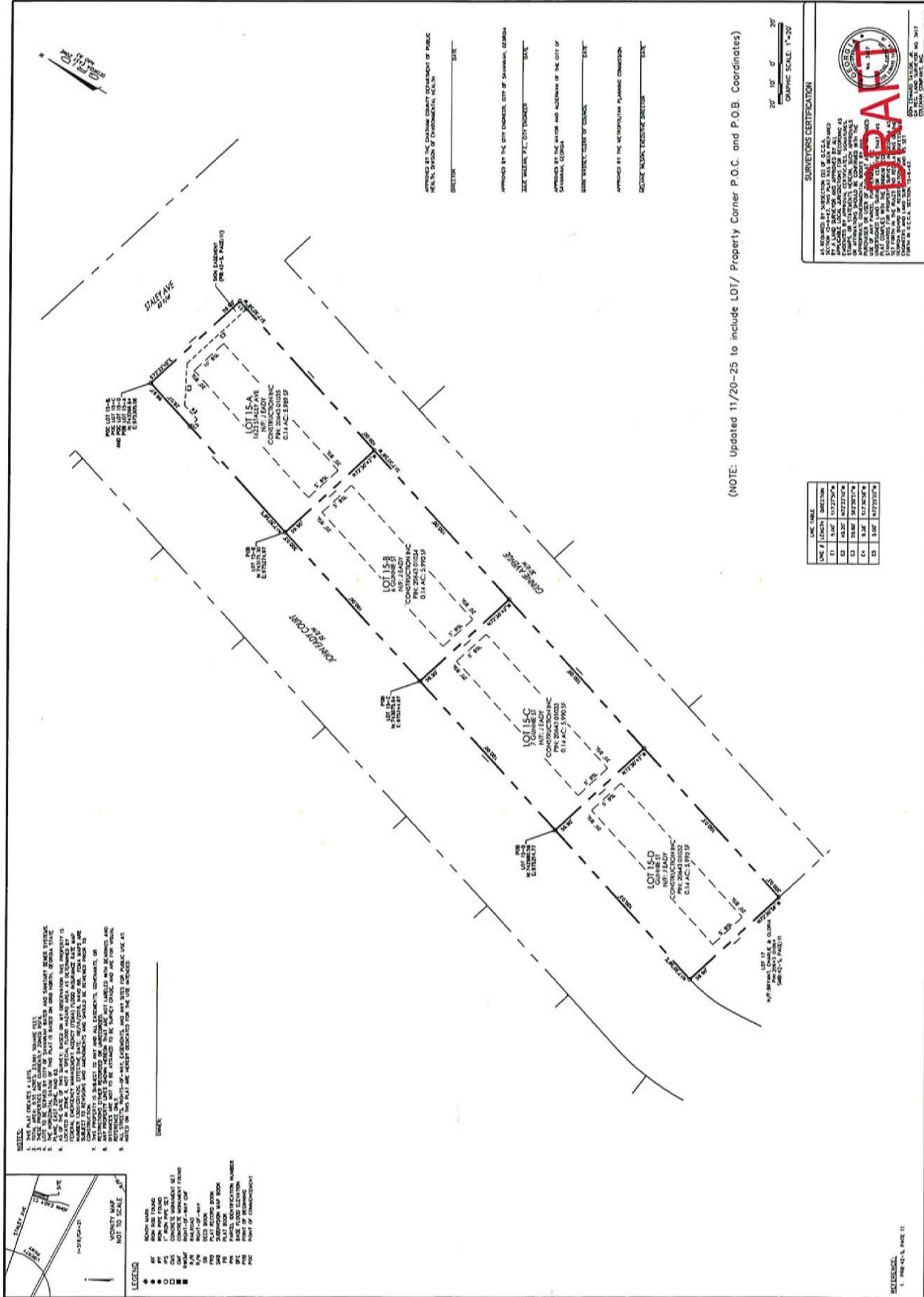
The 10 foot reduction to the front and rear property lines is the minimum variance request possible to construct single family homes on these lots. The applicant is also proposing a 20 foot front garage setback so that vehicles parked in driveways do not impede the pedestrian system.

e. 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.

The variance would not grant the applicant any special privilege not enjoyed by other RSF-6 zoned properties, instead it would grant the same privilege intended in the RSF-6 district.





(NOTE: Updated 11/20-25 to include LOT/ Property Corner P.O.C. and P.O.B. Coordinates)

LINE	LENGTH	SECTION
1	1.50'	11772700"
2	1.50'	11772700"
3	1.50'	11772700"
4	1.50'	11772700"
5	1.50'	11772700"

SURVEYORS CERTIFICATION

ATTESTED BY SECTION 151 OF S.C.A. 15-1-101, AS AMENDED, THAT THE SURVEYOR HAS PERSONALLY AND INDEPENDENTLY EXAMINED THE SURVEY AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT THE SURVEYOR IS A LICENSED SURVEYOR IN THE STATE OF GEORGIA.



LEGAL DESCRIPTION – LOTS 15 A, B, C, D

LOT 15-A

ALL THAT CERTAIN TRACT OF LAND BEING LOT 15-A OF THE SARA L. GARMANY TRACTS, 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST INTERSECTION OF STALEY AVENUE AND JOHN EADY COURT.

THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF STALEY AVENUE S72°32'10"E A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF GUNNIE AVENUE S17°30'58"W A DISTANCE OF 100.00' TO A POINT; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 15-B N72°30'42"W A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT N17°30'58"E A DISTANCE OF 99.97' TO THE POINT OF BEGINNING; AND CONTAINING 0.137 ACRES OR 5,989 SQUARE FEET.

LOT 15-B

ALL THAT CERTAIN TRACT OF LAND BEING LOT 15-B OF THE SARA L. GARMANY TRACTS, 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST INTERSECTION OF STALEY AVENUE AND JOHN EADY COURT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT S17°30'58"W A DISTANCE OF 99.97 TO A POINT, THE POINT OF BEGINNING.

THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERN PROPERTY LINE OF LOT 15-A, S72°30'42"E A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF GUNNIE AVENUE S17°30'58"W A DISTANCE OF 100.00' TO A POINT; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 15-C N72°30'42"W A DISTANCE OF 59.90' TO A CONCRETE MONUMENT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT N17°30'58"E A DISTANCE OF 100.00' TO THE POINT OF BEGINNING; AND CONTAINING 0.138 ACRES OR 5,990 SQUARE FEET.

LOT 15-C

ALL THAT CERTAIN TRACT OF LAND BEING LOT 15-C OF THE SARA L. GARMANY TRACTS, 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST INTERSECTION OF STALEY AVENUE AND JOHN EADY COURT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT S17°30'58"W A DISTANCE OF 199.97' TO A CONCRETE MONUMENT THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERN PROPERTY LINE OF LOT 15-B, S72°30'42"E A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF GUNNIE AVENUE S17°30'58"W A DISTANCE OF 100.00' TO A POINT; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 15-D N72°30'42"W A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT N17°30'58"E A DISTANCE OF 100.00' TO THE POINT OF BEGINNING; AND CONTAINING 0.138 ACRES OR 5,990 SQUARE FEET.

LOT 15-D

ALL THAT CERTAIN TRACT OF LAND BEING LOT 15-D OF THE SARA L. GARMAN TRACTS, 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST INTERSECTION OF STALEY AVENUE AND JOHN EADY COURT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT S17°30'58"W A DISTANCE OF 299.97' TO A POINT PASSING A CONCRETE MONUMENT AT 199.97' BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERN PROPERTY LINE OF LOT 15-C, S72°30'42"E A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF GUNNIE AVENUE S17°30'58"W A DISTANCE OF 100.03' TO A POINT; THENCE ALONG THE NORTHERN PROPERTY LINE OF THE LANDS OF CHARLIE & GLORIA BRYANT, N72°30'56"W A DISTANCE OF 59.90' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF JOHN EADY COURT N17°30'58"E A DISTANCE OF 100.03' TO THE POINT OF BEGINNING; AND CONTAINING 0.138 ACRES OR 5,992 SQUARE FEET.