

26-001223-2A



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

Variances

MAR 06 2026



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

to Development Plans

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): 2120 New York Avenue, Savannah GA 31404

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.) PIN 20060 02003

Total acreage of the subject property: 0.241 acres

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):

Residential, single-family

RSF-6

II. Action Requested

A. Type of Request:

☐ New Master Plan

☐ Amendment to an existing Master Plan. Please provide the File Number: _____

☒ Variance to a Site Plan Permit. Please provide the File Number: _____

B. Provide a description of request. Lot A: Variance to reduce the minimum lot area from 6,000 sq ft to 5,500 sq ft and variance to reduce the minimum lot width from 60 ft to 55 ft. Lot B: ? Variance to reduce the minimum lot area from 6,000 sq ft to 5,000 sq ft and variance to reduce the minimum lot width from 60 ft to 50 ft.

C. 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): _____

III. Review Criteria

Please provide an explanation of the amendment to a Master Plan or variance to a Site Plan (Sec. 3.21.10).

The requested variances will allow the existing parcel to be subdivided into two residential lots while maintaining the existing dwelling on one lot and creating a buildable vacant lot for future residential development. The requested reductions to lot area and lot width are modest and represent minor dimensional adjustments that will allow development that remains consistent with the character and pattern of residential development in the surrounding neighborhood.

The proposed lots will continue to support single-family residential use in accordance with the intent of the zoning district. Granting the variances will allow reasonable use of the property while maintaining compatibility with the surrounding residential context and will not adversely impact neighboring properties.

IV. Property Owner Information

Name(s): Kaveh Malakuti and Veronique Larue

Registered Agent: _____

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

Address: 110 Kingbird Ct

City, State, Zip: Savannah GA 31410

Telephone: _____

Fax: _____

E-mail address: _____

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): _____

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): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Fax: _____

E-mail address: _____

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) _____, I (we) authorize _____ (Agent Name) of _____ (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): _____

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s) _____

Date _____

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____
Date

by _____
(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 _____

Signature of Notary Public

(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
Carolyn Bell, 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		
Laureen Boles, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Wolwode, Vice-Chairman	

- 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

K. Malakuti **KAVEH MALAKUTI** 3,926
 Signature of Petitioner or Petitioner's Agent Printed Name 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.
- ☒ \$1,000.00 for variances to a Development Plan
- 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.

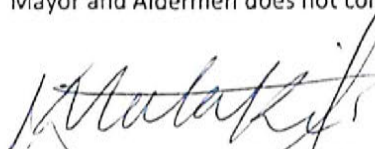
Yes No

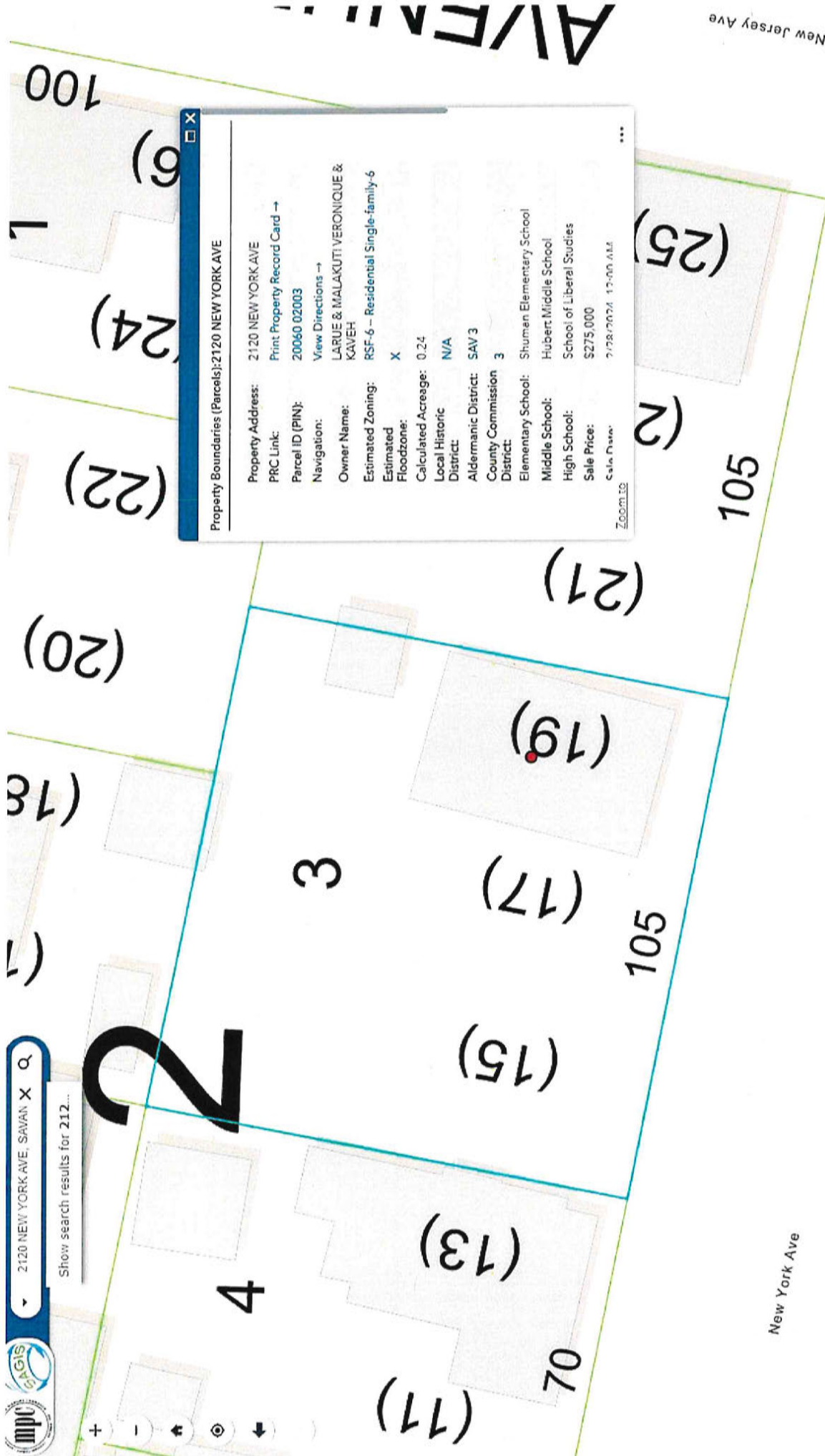
- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Part I. Subject Property |
| ☒ | ☐ | Part II. Action Required |
| ☒ | ☐ | Part III. Review Criteria |
| ☒ | ☐ | Part IV. Property Owner Information |
| ☐ | ☒ | Part V. Petitioner Information |
| ☐ | ☒ | 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.

	KAVEH MALAKUTI	3,9,26
Signature of Petitioner or Petitioner's Agent	Printed Name	Date
	VERONIQUE LARUE	3/9/2026



Property Boundaries (Parcels): 2120 NEW YORK AVE

Property Address: 2120 NEW YORK AVE
Print Property Record Card →

Parcel ID (PIN): 20060 02003
View Directions →

Owner Name: LARUE & MALAKUTI VERONIQUE & KAVEH
Estimated Zoning: RSF-6 – Residential Single-family-6
Estimated Floodzone: X

Calculated Acreage: 0.24
Local Historic District: N/A

Aldermanic District: SAV 3
County Commission District: 3

Elementary School: Shuman Elementary School
Middle School: Hubert Middle School
High School: School of Liberal Studies

Sale Price: \$275,000
Sale Date: 7/28/2024 15:00 AEST

Zoom 100

Legal description

All that certain tract, lot or parcel of land situate, lying and being in Chatham County, State of Georgia, and City of Savannah, and being known upon a map or plan of said City as Lots 15, 17 and 19, Block 26, Avondale Subdivision, Meyer Ward, said lots being contiguous and having a combined frontage of 105 feet on the Northern side of New York Avenue between Ohio Avenue and New Jersey Avenue with a rectangular depth Northwardly of 1090 feet and as a whole being bounded on the North by Lots 16, 18 and 20, said Block, Subdivision and Ward; on the South by New York Avenue; on the West by Lot 13 of said block, subdivision and ward; and on the East by Lot 21 of said block, subdivision and ward; and having premises thereon known as No. 2120 New York Avenue, Savannah, Chatham County, Georgia.

Notes:

- Project status: proposed subdivision / lot split only
- Lot B to remain vacant
- No new fences proposed
- Retaining existing landscaping
- House footprint and setbacks to be verified by survey/field measurement

