
Adjacent owner comment: File 26-002394-ZA (10 E. 41st St.)

From Julian Erfurth <julian.erfurth@gmail.com>

Date Mon 6/22/2026 12:17 PM

To Sally Helm <helms@thempc.org>

Cc Lisa Erfurth <erfurth.lisa@googlemail.com>; stay@gemvacationhomes.com <stay@gemvacationhomes.com>; Subhashi Karunarathne <ksubhashi@thempc.org>

Dear Ms. Helm,

Thank you for taking my call regarding the Special Use Permit application for 10 E. 41st Street (File 26-002394-ZA), scheduled for the MPC hearing on June 23.

I am writing to provide comment as the owner of the immediately adjacent property at 14 E. 41st Street, which we operate as a licensed short-term vacation rental. I would be grateful if this letter could be included in the staff report and the record for the hearing.

I want to be clear at the outset that we are generally supportive of the proposed sit-down restaurant. We have spoken directly with the operators, and we appreciate that the concept is designed as a family-oriented, lunch-and-dinner establishment rather than a late-night bar, and that they have described commitments such as no walk-up window service, no live or amplified music, and reserving the rear of the property for employee parking. A well-run restaurant is a benefit to the neighborhood and to our guests, and we welcome thoughtful development on 41st Street.

Our support is conditional on those commitments being made enforceable terms of the permit rather than informal intentions, because the permit will outlast any single operator or business plan. Our guests are contractually bound to observe quiet hours under the City's noise ordinance and our short-term rental requirements, and an additional alcohol-serving establishment immediately next door has a direct bearing on our ability to meet those obligations and on our business operations.

For that reason, we respectfully request that the following conditions be attached to any approval:

- Operating hours capped at the proposed noon to 10:00 p.m., written into the permit.
- No regular amplified or outdoor music, with any occasional acoustic event confined to daytime hours.
- No walk-up window, takeout window, or outdoor service component, consistent with the operators' stated departure from the prior use at this location.
- The permit be made nontransferable.
- Any expansion of alcohol service beyond beer and wine return for neighbor notice and review rather than vesting automatically.

On parking, I want to note our position carefully. We support the City encouraging additional development and commercial activity in the area, and we recognize the operators' intent to direct employees to rear parking and patrons to walk, bike, or use ride-shares. At the same time, street parking on this block is already heavily constrained on weekdays, and the current picture does not

give us a clear basis to assess the added demand a restaurant of this size would generate. We would ask that the staff report address parking capacity and any conditions the Commission considers appropriate to keep patron parking from further burdening 41st Street.

Thank you for your time and for considering these comments. I am happy to discuss any of this further, and I intend to attend the tomorrow's hearing. Could you please tell us how to fill out a comment card?

Sincerely,
Julian Erfurth
Owner, 14 E. 41st Street, Savannah, GA
Gem Vacation Homes