

Master Plan Amendment (for Planned Development zoning)

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): 533 E 38th 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.): 2006443027
Name of PD/PUD District: East Broad Market Lots PD
Total acreage of the subject property: .5754
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): multi-family

II. Action Requested

A. Mark the type of amendment proposed (see Attachment A on page 8 of this form). Please note, selection may be revised based on staff review.

- ☐ Minor Amendment to a General Master Plan
☒ Major Amendment to General Master Plan
☐ Minor Amendment to a Final Master Plan
☐ Major Amendment to a Final Master Plan

B. Provide a description of the requested amendment below: Request to reduce the required parking for the existing 36 unit multi-family development from 36 spaces to 29 spaces to establish 19 on-site & 10 on-street spaces

C. Reasons for the amendment: Variance would allow future development of 212 East Broad and parking needs for the building are satisfied by on site & street parking

D. Application History. Have any previous applications been made to amend the subject PD zoning?

☒ Yes ☐ No

If yes, please provide the Plan/Permit File Number(s): 18-000955-2A

III. Review Criteria

Please provide an explanation of the amendment request based on Sec. 6.1.12.

The variance request will not adversely affect the existing or adjacent property owners and not result in the loss of parking to adjacent owners as the remote parking in all 11 years of operation has never been used

IV. Property Owner Information

Name(s) 38th Street Lofts LLC
Registered Agent: Josh Meyer
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 12 Oakridge Park
City, State, Zip: Westport Connecticut 06880
Telephone: 504 452 2468 Fax: _____
E-mail address: j.meyer@peachhillcapital.com

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): Harley Krinsky
Registered Agent: [Signature]
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: 660 39th St
City, State, Zip: Sav GA 31401
Telephone: 706 338 9611 Fax: _____
E-mail address: harley.krinsky@gmail.com

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) 2006443027 (we) authorize Harley Krinsky (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): 38th Street Lofts LLC

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

Signature(s): [Signature] Date: 8/20/2026

Witness Signature Certificate

State of ~~Georgia~~ CONNECTICUT
County of FAIRFIELD SS: WESTPORT
Signed or attested before me on 8/20/2026
Date

by JOSHUA G. Meyer
(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 CT DL - AM SV

[Signature]
Signature of Notary Public

DONNA STROSSER
NOTARY PUBLIC

My Commission Expires March 31, 2028

(Name of notary, typed, stamped or printed)
Notary Public State of ~~Georgia~~ CONNECTICUT

My commission expires: March 31, 2028

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 H. 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 Woiwode, 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

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.
- ☒ Minor Amendment to a General Master Plan: \$1,000.00
 - ☐ Major Amendment to General Master Plan: \$1,500.00
 - ☐ Minor Amendment to a Final Master Plan: \$500.00
 - ☐ Major Amendment to a Final Master Plan: \$1,000.00
- 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

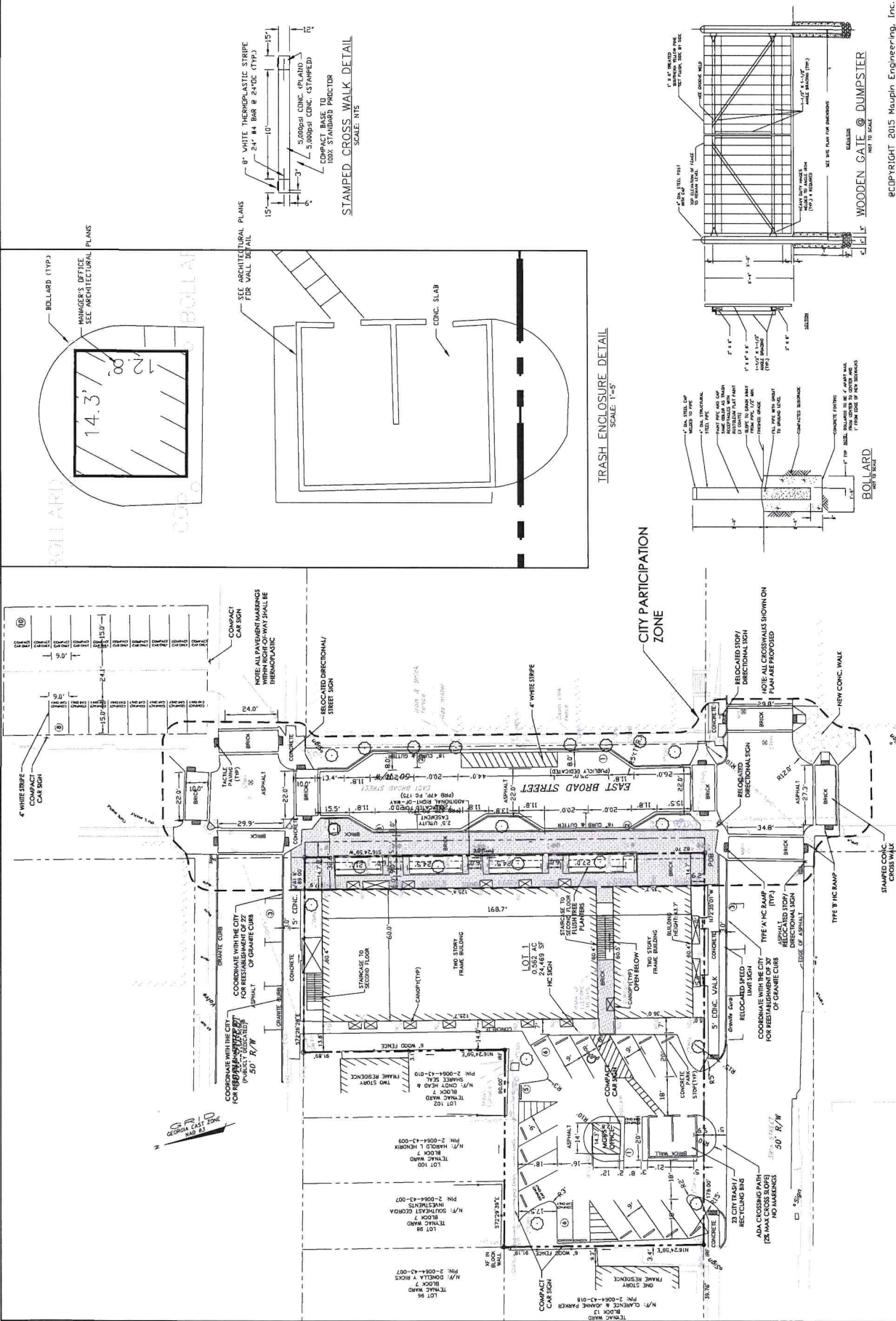
- ☒ Part I. Subject Property
- ☒ Part II. Action Required
- ☒ Part III. Review Criteria
- ☒ Part IV. Property Owner Information
- ☒ ☐ Part V. Petitioner Information
- ☐ ☒ Part VI. Agent
- ☒ ☐ Part VII. Letter of Authorization
- ☒ Part VIII. Disclosure of Campaign Contribution Form
- ☒ Part IX. Items 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

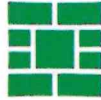
Please note: Supplemental information may be required during plan review to address deficiencies.

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.

	<u>Harley Krinsky</u>	<u>5/1/26</u>
Signature of Petitioner or Petitioner's Agent	Printed Name	Date





February 2, 2026

Harley Krinsky
Looking Good Properties, LLC
2301 Atlantic Avenue
Savannah, GA 31401
harleykrinsky@gmail.com

RE: 533 E 38th Street (the Property)
PIN: 20064 43027

To Whom It May Concern:

Per your request, I hereby certify that I am a Planning Manager in the Planning and Urban Design Department for the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications.

1. **Current Zoning Classification:** On September 1, 2019, and in conjunction with a New Zoning Ordinance, the Jurisdiction rezoned the Property from East Broad Market Lofts PUD (Planned Unit Development) to East Broad Market Lofts PD (Planned Development). In doing so, the Jurisdiction's first comprehensive Zoning Ordinance adopted on July 29, 1960, as amended was replaced.

As of February 2, 2026, the Property is zoned PD in the East Broad Market Lofts PD.

In addition to requirements of the City of Savannah Ordinances, the subject property is within a PD which may be governed by a private Declaration of Covenants. These covenants are an agreement between each property owner within the Planned Development and the Declarant. These covenants are not enforced by the City of Savannah or any of its agencies.

2. **Permissible Uses:** Per [Article 6 Sec. 6.1.1\(a\)](#), "A Planned Development (PD) district allows projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes and the Mayor and Aldermen desire to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area."

In return for greater flexibility in site design requirements, planned developments are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources; incorporate creative design in the layout of buildings, open space and vehicular and pedestrian circulation; assure compatibility with surrounding land uses and area character; and, provide greater efficiency in the layout and provision of roads, utilities and other infrastructure that would not otherwise be possible within a base zoning district."

Per Article 1 Sec. 1.4.4.b., "Approved plans, permits, authorizations and similar development approvals shall be governed by the ordinance under which the approval was given for the portion of the project so approved. The continued validity of such plans, permits, and authorizations shall be determined pursuant to this subsection. Except as otherwise provided, all conditions of zoning approved as part of a zoning map amendment prior to the Effective Date of this Ordinance shall continue to apply as previously approved and shall remain in full force and effect under this Ordinance."

The uses allowed in the zoning district are identified in the master plan map which is attached to this letter. The Property

is designated for "MULTI-FAMILY" on the master plan map with a maximum of 36 dwelling units allowed. The existing apartments on the Property are permitted by the PD zoning.

3. **Development Standards:** The development standards for the PD are attached to this letter and titled, "East Broad Market Lofts Planned Unit Development". The as-built drawings for the existing apartment building on the site, under File no. 11-4321B, provide information about how the site complies with the parking requirements of the PD. The development has 36 residential units. The PD requires one parking space per residential unit. The site plan showed 18 parking spaces on the Property. The parking information counts the 18 spaces on the Property, 4 on-street parking spaces adjacent to the Property on the west side of E Broad Street, and 18 spaces in a remote parking lot at the northeast corner of E 38th Street and E Broad Street (PIN 20064 39012).

The PD document grants credit towards parking requirements for "abutting spaces along the street adjacent to the subject property". There are 6 on-street spaces abutting the property that were not counted in the original development approval, as documented by the as-built drawings. Three of the spaces are on the Property's frontage on E 38th Street, and three are on the frontage on E 39th Street. In the absence of the remote parking lot, these 6 spaces may be counted towards the parking requirement of the development. The development also has 19 spaces on-site. One additional space was created by space left over when a trash cart corral was replaced with a dumpster.

Based on this information, the apartment development has 29 parking spaces (19 on-site spaces, 3 spaces on E 38th Street, 4 spaces on E Broad Street, and 3 spaces on E 39th Street) which may be counted towards the parking requirement if the remote parking lot is excluded from the calculation. A remote parking agreement may be created in accordance with [Sec. 9.3.8.c.i](#) which would reserve a portion of the remote parking lot for the Property and leave the remaining spaces available for other use.

Three parking spaces are present on the east side of E Broad Street opposite the Property. These spaces were constructed as part of the site permit for the development of the apartments on the Property. The spaces were not counted in the as-built drawings. They also do not abut the Property as is called for by the parking provision in the PD standards. The 3 spaces on the east side of E Broad Street may not be counted towards the parking requirements of the apartment development on the Property.

4. **Overlay Districts:** The Property lies within the boundaries of [Short-term Vacation Rental Overlay District \(STVRD\)](#) and the [Streetcar Historic Overlay District](#).
5. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not personally aware of any variances, zoning map amendments, special use permits, etc.
6. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
7. **Code Violations:** I am not personally aware of any existing violations related to the zoning ordinance on the Property.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current zoning district for any specified period or that the list of uses permitted in the zoning district will remain in effect for any specific period.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

λ Sincerely,

A handwritten signature in cursive script, appearing to read "John Anagnost".

John Anagnost
Planning Manager

Printable page

PARID: 20064 43027

SAVANNAH LOFTS LLC

533 38TH ST E

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
SAVANNAH LOFTS LLC			660 E 39TH ST SAVANNAH GA 31401-9275

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
SAVANNAH LOFTS LLC		660 E 39TH ST		SAVANNAH	GA	31401

Parcel

Status	ACTIVE
Parcel ID	20064 43027
Category Code	300 - Apartment
Bill #	2942522
Address	533 E 38TH ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31401-
Neighborhood	13600.00 - M600 MIDTOWN
Total Units	36
Zoning	PD
Class	C3 - Commercial Lots
Appeal Status	APPEAL RESOLVED

Legal Description

Legal Description	LOT 1 SAVANNAH LOFTS RECOMBINATION OF LOTS 4-9 BLK 13 LOT 104, 106, 108 BLOCK 7 TEYNAC WARD PRB 47P 175 0.56ac
Acres	.56
Deed Book	
Deed Page	

Permits

Permit #	Permit Date	Status	Type	Amount
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21-04065-MR	05/10/2021	Complete	HT - HEAT/FURN/HVAC	\$4,900.00
21-04066-MR	05/10/2021	Complete	HT - HEAT/FURN/HVAC	\$4,900.00
11-4322B-28	08/29/2014	Complete	CO - CERT OF OCCUP	\$0.00
11-4323K-23	07/24/2013	Complete	CM - COMMERCIAL	\$0.00
11-4329K-11	07/24/2013	Complete	CM - COMMERCIAL	\$0.00

Inspection

Inspection Date	Reviewer ID
04/02/2025	PSMILLER
08/23/2022	JCRAWFORD
03/27/2019	KCHICKS
07/29/2015	LKWOMACK
12/29/2014	LKWOMACK

Land

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	A1 - APARTMENT 1
Square Feet	25,071
Acres	.5756
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	9105 : PAVING, CONCRETE	2014	1			7,600
1	1243 : CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	2014	1			432
1	9105 : PAVING, CONCRETE	2014	1			5,338
1	1721 : BUILDING, CONCRETE FLOOR, PLAIN	2014	1			168
1	9105 : PAVING, CONCRETE	2014	1			532

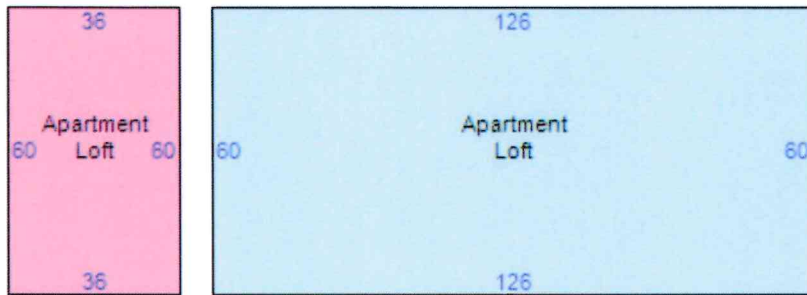
Commercial Building

Card	1
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Actual Year Built	2014
Effective Year Built	
Main Occupancy	338 : Loft
Quality / Condition	2.5 / A-AVERAGE
Units	
Total Area	28,512
Basement Area	
Finished Basement Area	No

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2025	338,500	2,961,500	3,300,000	APPEAL DECISION
2024	338,500	2,391,500	2,730,000	APPEAL DECISION
2023	338,500	2,391,500	2,730,000	APPEAL DECISION
2022	338,500	2,391,500	2,730,000	APPEAL DECISION
2021	338,500	1,934,800	2,273,300	INCOME PROPERTY
2020	338,500	1,934,800	2,273,300	
2019	338,500	1,934,800	2,273,300	
2018	338,500	1,934,800	2,273,300	
2017	338,500	1,934,761	2,273,261	



Item	Area
- 9105:PAVING, CONCRETE	7600
Apartment - 300:Apartment	7560
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	432
Apartment - 300:Apartment	2160
Loft - 338:Loft	3528
- 9105:PAVING, CONCRETE	532
Loft - 338:Loft	1008
- 1721:BUILDING, CONCRETE FLOOR, PLAIN	168
- 9105:PAVING, CONCRETE	5338





12:04



May 8
8:33 AM



12:04



May 4
12:11 PM





