



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

26-004095-ZA

Variances
to
Development Plans

RECEIVED
JUL 15 2026



BY:140 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 1108 Abercorn Street, Savannah, GA 31401

Street Address(es): _____
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.) 20044 34011
Total acreage of the subject property: 0.04 acres
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Vacant lot (TN-1)

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: 26-002988-ZA, 26-003038-ZA

B. Provide a description of request. Request for setback variances associated with the proposed mixed-use development consisting of a neighborhood-oriented artisan gift shop with one residential dwelling unit above. The proposed building maintains the same footprint as the previously approved plan (File No. 25-001678-ZBA). (See page 2)

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): 25-001678-ZBA, 26-002988-ZA, 26-003038-ZA

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 setback variances are consistent with the intent of the Zoning Ordinance and Comprehensive Plan and are compatible with the surrounding neighborhood. The special conditions are inherent to this small, uniquely shaped parcel, were not created by the applicant, and are not financial in nature. Literal application of the setback requirements would create an unnecessary hardship and prevent reasonable redevelopment of the property. The requested variances represent the minimum relief necessary and do not grant any special privilege unavailable to other properties.

The associated FLUM amendment and rezoning applications received unanimous recommendations for approval by the Metropolitan Planning Commission on July 14, 2026, demonstrating consistency with the City's planning objectives.

Variance request

Zarina Davis

From: [REDACTED]
Sent: Monday, August 3, 2026 11:03 AM
To: John Anagnost
Cc: Zarina Davis
Subject: [Caution - External Email] Re: Variance Application for 1108 Abercorn St

Dear Mr. Anagnost,

Thank you for your email and for your preliminary review of my variance application.

I agree with revising the application to request only the parking reduction variance, as you suggested. Please proceed with revising the application accordingly.

Thank you very much for your assistance and for your continued guidance throughout this process.

Best regards,

Cemil Emre Yavas

On Mon, Aug 3, 2026 at 09:36 John Anagnost <[REDACTED]> wrote:

Good morning,

I am performing a preliminary review of your variance application for 1108 Abercorn Street. Assuming the property is successfully rezoned to TC-1, the proposed development only requires one variance. The required variance is a parking reduction of 2 spaces. If you agree, please confirm by email, and City staff will revise the application to show this variance.

Best,

John

John A. Anagnost

Planning Manager

Planning and Urban Design

Office: 912-525-3100 ext. 1516

IV. Property Owner Information

Name(s): Cemil Emre Yavas

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

Address: [REDACTED] St

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] 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): Cemil Emre Yavas

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

Address: [REDACTED] St

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

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 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

C. Yavas Cemil Emre Yavas 07/15/2026

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

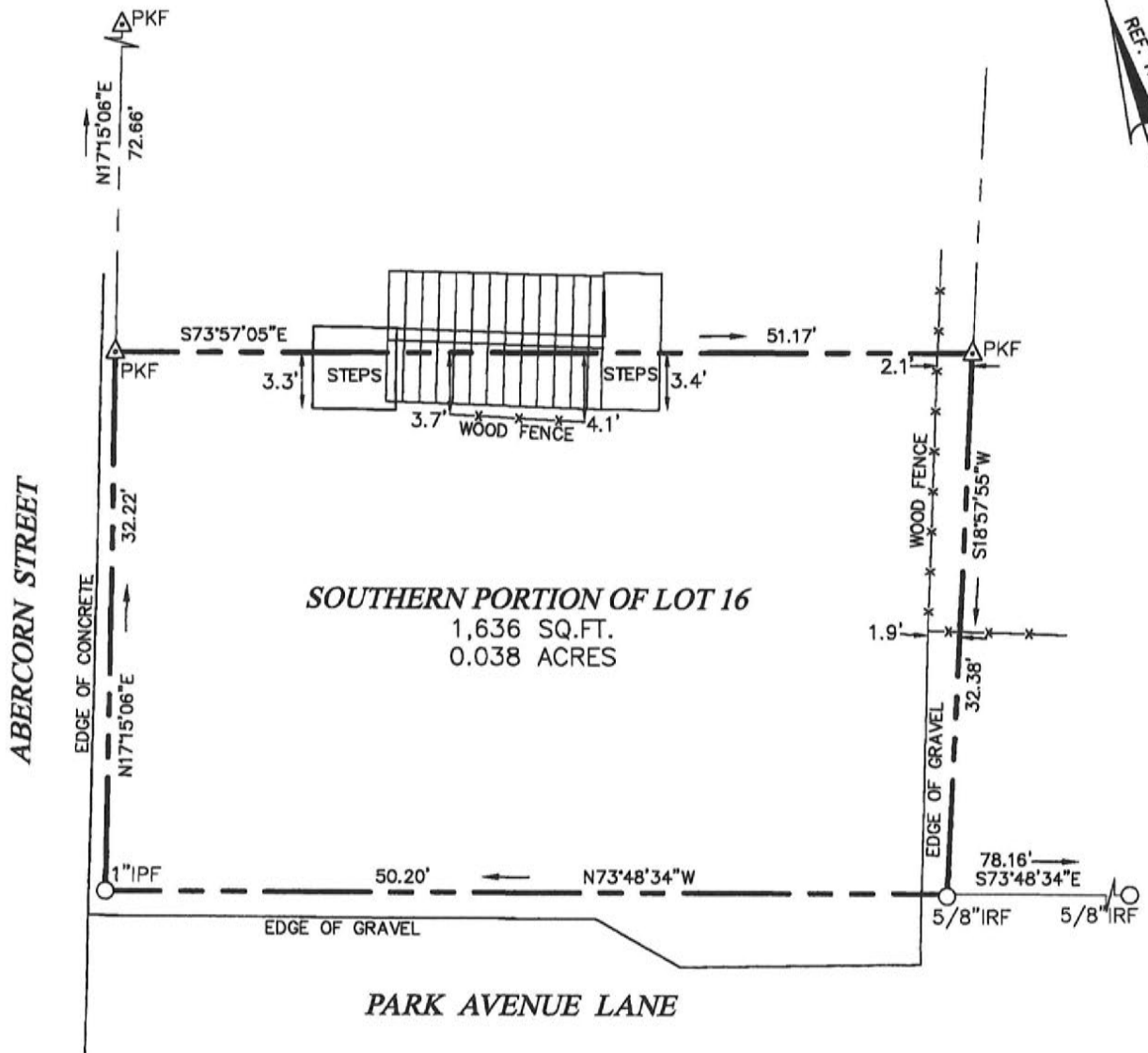
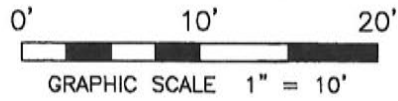
- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | | Part I. Subject Property |
| ☒ | | Part II. Action Required |
| ☒ | | Part III. Review Criteria |
| ☒ | | Part IV. Property Owner Information |
| ☒ | ☐ | Part V. Petitioner Information |
| ☐ | ☒ | Part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

	Cemil Emre Yavas	07/15/2026
Signature of Petitioner or Petitioner's Agent	Printed Name	Date



AN EXHIBIT OF
SOUTHERN PORTION OF LOT 16, WHITE WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR
BRAD BAUGH

PROJECT #: 240669

DATE: 10/08/2024

1 OF 1



BREWER
LAND SURVEYING

P.O. BOX 441
Pooler, GA 31322
craig@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com



Return To:
Elizabeth F. Thompson
Rubnitz Thompson Ziblut, LLC
617 Stephenson Avenue Suite 202
Savannah, GA 31405
File 251622

Type: WD
Kind: WARRANTY DEED
Recorded: 12/4/2025 9:44:00 AM
Fee Amt: \$210.00 Page 1 of 2
Transfer Tax: \$185.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3847 PG 7 - 8

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made this 3rd day of December, 2025, by and between 1201 ABERCORN LLC AKA 1201 ABERCORN, LLC, ("Grantor") and CEMIL EMRE YAVAS ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and/or assigns where the context requires or permits),

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described Property (the "Property") to wit:

ALL THAT CERTAIN lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia in WHITE WARD, and being known and designated on the Official Map or plan of said City as the SOUTHERN PORTION OF LOT SIXTEEN (16), said Ward. Said property being the Northwest corner of Abercorn Street and Park Avenue Lane and having a Western frontage of Thirty-two and Thirty-three One-hundredths (32.33) feet on Abercorn Street and a rectangular depth of Fifty-one (51) feet Eastwardly along the Northern side of Park Avenue Lane and being bounded as follows: On the North by the Northern portion of said Lot Sixteen (16), said Ward; on the East by lot Twenty-one (21), said Ward; on the South by Park Avenue Lane; and, on the West by Abercorn Street. Express reference is hereby made to the aforesaid map for better determining the metes, bounds and dimensions of the property herein conveyed.

Said property having an address of 1108 Abercorn Street, Savannah, GA 31401, and a property tax number of 20044 34011.

This being a portion of the property conveyed to 1201 Abercorn, LLC by Trustee's Deed from Beverly Copeland, Sandra Cater, and Joe Hymes, as Trustees of and for Asbury Methodist Church, an unincorporated religious association or church in Savannah, Georgia aka Asbury Methodist Episcopal Church (of Savannah) aka Asbury United Methodist Church, dated April 18, 2024, and recorded in Deed Book 3355, Page 607, Chatham County records.

Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, forever in Fee Simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:



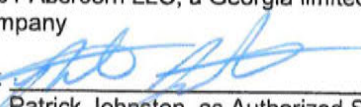
Witness



Notary Public
My Commission Expires:
[notarial seal]



1201 Abercorn LLC, a Georgia limited liability company

By: 

Patrick Johnston, as Authorized Signor

(seal)



VISION FOR 1108 ABERCORN STREET



INTRODUCTION

My goal for 1108 Abercorn Street is to create a small, neighborhood-oriented artisan gift shop on the ground floor while maintaining residential use on the upper floors.

The vision is to create a welcoming space that contributes positively to the Victorian Neighborhood and reflects Savannah's rich artistic and cultural heritage.



FAMILY BACKGROUND

This project is inspired by a lifelong appreciation for design, architecture, and craftsmanship.

My mother, Bilge Yavas, is an experienced interior designer who has spent many years creating thoughtful and beautiful living spaces. My father, Mustafa Hikmet Yavas, is a retired architect (Yüksek Mimar), a professional designation in Turkey that reflects advanced architectural education and training. Throughout their lives they have been passionate about design, aesthetics, and preserving architectural character.

Their experience and guidance have inspired the vision for this property.



COMMUNITY-ORIENTED CONCEPT

Rather than creating a large commercial operation, the intent is to establish a small artisan gift shop that complements the residential character of the neighborhood.

The shop would focus on:

- Handmade and artisan products.
- Local artwork and crafts.
- Home décor and design-oriented items.
- Products that reflect Savannah's culture and history.
- Occasional displays of artwork and handcrafted items created by family members and local artists.

The goal is to create a quiet, attractive destination that residents and visitors can enjoy while supporting local creativity.



RESPECT FOR THE HISTORIC DISTRICT

The project is intended to respect and enhance the character of the Victorian Historic District.

Any future improvements would be designed to be compatible with the surrounding historic architecture and would comply with applicable historic preservation requirements.

The vision is not to introduce an intensive commercial use, but rather a small-scale neighborhood business that contributes positively to the streetscape and pedestrian environment.



LONG-TERM COMMITMENT

As a property owner in Savannah, I am committed to investing in the neighborhood and creating a project that reflects the values of the community.

The intention is to establish a family-oriented, community-focused space that celebrates design, craftsmanship, and local culture while preserving the unique character of the Victorian Neighborhood.



Cemil Emre Yavas

Cemil Emre Yavas
Property Owner
1108 Abercorn Street
Savannah, Georgia