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FOR
VIRTUAL MEETING

City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
April 25, 2024 - 10:00 A.M.
Final Agenda

APRIL 25, 2024 CITY OF SAVANNAH ZONING BOARD OF APPEALS

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" in the meeting room on the podium. Persons wishing to speak will indicate on the sheet

I. Call to Order and Welcome

[1. Call to Order and Welcome](#)

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Item(s) Requested to be Removed from the Final Agenda

V. Item(s) Requested to be Withdrawn

[2. 103 West Taylor St | Appeal decision from HDBR for SDHD Designs | 24-001571-ZBA](#)

🔗 [Petitioner Withdrawal.pdf](#)

VI. Approval of Minutes

[3. Approval of the March 28, 2024 SZBA Meeting Minutes](#)

🔗 [march-28-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

VII. Approval of Final Agenda

[4. Approval of the final agenda](#)

VIII. Consent Agenda

[5. 2027 Hawthorne St | relief of nonconformity for existing dwelling for addition| 24-001341-ZBA](#)

🔗 [2027 HAWTHORNE ST_24-001341-ZBA_APPLICATION.pdf](#)

🔗 [AERIAL-SITE MAP 24-001341-ZBA.pdf](#)

🔗 [Staff Report_.pdf](#)

6. 402 East 49th St | Variance to allow ADU to exceed 40% of floor area of principal dwelling | 24-001927-ZBA

- 🔗 [402 E 49 ST_24-001927-ZBA_APPLICATION.pdf](#)
- 🔗 [SITE PLAN 402 EAST 49TH.pdf](#)
- 🔗 [SURVEY 402 E 49TH.pdf](#)
- 🔗 [Re-24-001927-ZBA, public comment.pdf](#)
- 🔗 [Staff Report.pdf](#)

IX. Old Business

7. 1417 New Castle Street | Variances for rear yard encroachment and variance for lot coverage | 24-000734-ZBA

- 🔗 [Current Zoning Board Appeals Application.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-000734-ZBA.pdf](#)
- 🔗 [Lot coverage 1417 New Castle.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [Updated Concept.jpg](#)
- 🔗 [Driveway Correspondence.pdf](#)

X. Regular Agenda

8. 215 East 56th St. | Variance for closure of existing carport | 24-0001907-ZBA

- 🔗 [215 E 65 ST_24-001907-ZBA_APPLICATION.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001907-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)

9. 1125 East Gwinnett St. | Variances for Lot coverage, building setback, side yard setback | 24-001569-ZBA

- 🔗 [1125 E GWINNETT ST_24-001569-ZBA_APPLICATION_REVISED.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001569-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)

10. 2401-2405 Martin Luther King Jr. Blvd | Variance for Max footprint for ADU and side yard setback | 24-001574-ZBA

- 🔗 [2401-2405 MARTIN LUTHER KING JR. BLVD_24-001574-ZBA_APPLICATION.pdf](#)
- 🔗 [SITE PLAN - 2405 MLK.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001574-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)

11. 220 East 57th St | Variance for height, to expand existing nonconforming accessory structure and increase footprint. | 24-000497-ZBA

- 🔗 [220 E 57 ST_24-001834-ZBA_APPLICATION_REVISED.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001834-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [Exhibit 1 -301 E 58th St.jpg](#)

12. 735 East 40th St. | Variance for expansion and reconstruction of existing non-conforming accessory bldg.| 24-001920-ZBA

- 🔗 [735 E 40 ST 24-001920-ZBA APPLICATION.pdf](#)
- 🔗 [survey.pdf](#)
- 🔗 [CONTEXT PHOTOS ARTICLE D CONTEXT PHOTOS CP101.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [Public Comment Still.pdf](#)

13. 38 West Derenne Ave | Variance for reduction of required parking spaces | 24-001870-ZBA

- 🔗 [38 W DERENNE AVE 24-001870-ZBA APPLICATION REVISED.pdf](#)
- 🔗 [ORIGINAL DEED WITH GRANDFATHERED EASMENTS AND RESTRICTIONS.pdf](#)
- 🔗 [38 DERENNE - SURVEY SHOWING PARKING AND ACCESS.pdf](#)
- 🔗 [Deed copy - SR Tyler Trustee.pdf](#)
- 🔗 [Staff Report.pdf](#)

14. 537 East Anderson Ln | Variance for reduction of rear setback | 24-001932-ZBA

- 🔗 [deed 537 E Anderson Ln..pdf](#)
- 🔗 [FINAL PLAT -1-20-005036-SUBP - Barry Ward of Northern portion of Lots 23-31 - #-Lot Minor SD.pdf](#)
- 🔗 [hpc approval 537 anderson lane SIGNED Commission Decision - 23-001800-COA - 537 East Anderson Lane.pdf](#)
- 🔗 [SITE PLAN 24-00224-BR.pdf](#)
- 🔗 [AERIAL-SITE MAP 24-001932-ZBA.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [MacGregor Opposition_2.pdf](#)

15. 480 Magazine Ave. | Variance to reduce rear setback from 10ft. to 20ft.| 24-001939-ZBA

- 🔗 [Staff Report.pdf](#)
- 🔗 [SAV-02 - 2024 CITY ZONING BOARD OF APPEALS APPLICATION AND CHECKLIST - NOTARIZED.pdf](#)
- 🔗 [Exhibit A - NS Railroad Agreement.pdf](#)
- 🔗 [Exhibit B - POET Terminal - Savannah.Docx.pdf](#)
- 🔗 [Exhibit C - CIVIL PLANS.pdf](#)
- 🔗 [Staff Report.pdf](#)

XI. Other Business

XII. Adjournment

16. Adjournment of Meeting

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.