

25-003861-2BA

Rev.
8/7/25

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783/Fax: 912.525.1562
www.savannahga.gov/planning



Zoning Board of Appeals Application

JUL 31 2025



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

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications shall 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 AND SUPPLEMENTAL DOCUMENTATION TO PLANNING@SAVANNAHGA.GOV.** Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 303 West 34th Street Savannah, Ga. 31401

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20066 34015

Total acreage or SF of the subject property: .084 acres

Zoning District(s): TN-2 (Streetcar Hist. Dist.)

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

II. Reason for Variance (Check all that apply and attach a response and supporting documentation for each item checked).

☒ **A. REQUEST A VARIANCE (Sec. 3.21).** The application must be submitted to provide an opportunity for the ZBA to grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; and variable standards in Article 10.0, Natural Resource Standards. Refer to Page 6 for plot plan criteria and explain specifics of request (e.g., To request a 5 foot reduction of the 25 foot rear yard setback). Describe the variance requested: Requesting a variance to increase ADU foot print coverage from 40% to 58% of primary dwelling foot print. Requesting to decrease side yard setback to 2 feet to accomate roof overhang. Requesting to increase building height to 26'-6".

☐ **B. APPEALS (Sec. 3.23).** An appeal by any aggrieved party may be taken to the ZBA when an alleged error in a final written decision of any administrator, commission or board authorized to make a final written decision occurs. An application must be filed within thirty (30) working days of a final written decision. It will be considered filed when a complete notice of appeal is submitted to planning@savannahga.gov. Provide an explanation specifying the grounds for the appeal with the ZBA and the administrator, commission or board whose decision is being appealed: _____

☐ **C. RELIEF FOR NONCONFORMING USES AND STRUCTURES (Sec. 3.24).** An application must be submitted to request a re-establishment, expansion, or reconstruction of a nonconforming use. Indicate the type of non-conformity and relief sought. _____

☐ **D. REQUEST AN EXTENSION OF A ZBA APPROVAL.** If a ZBA decision needs to be extended, an application must be submitted. Date of ZBA Approval: _____ File No.: _____

III. Application History.

- Have any previous applications been made regarding the subject property?
☒ Yes ☐ No If yes, please provide the file number(s): 25-003755-COA
- Is this request related to another review, such as a Certificate of Appropriateness (COA), Subdivision, Site Development Permit or Plan, Master Plan, Business Location Approval, Rezoning, or Text Amendment? If so, please provide the Plan/Permit # _____ and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): Samuel Kopelman on behalf of 312 W 37th LLC

Registered Agent: Stan Perkins

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

Address: 1 Vincent Street

City, State, Zip: Nanuet, NY, 10954

Telephone: 347-422-4437

Fax: _____

E-mail address: Kopelmansam@gmail.com

V. Petitioner Information, if different from Property Owner (Note: 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): Stan Perkins

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: 7641 Old River Road North

City, State, Zip: Statesboro, Ga. 30461

Telephone: (912) 659-1440

Fax: _____

E-mail address: Stanp9@gmail.com

VI. Agent, if different from Petitioner or Property Owner (Note: A signed, notarized Letter 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. Please refer to VIII. Letter of Authorization.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Fax: _____

E-mail address: _____

VII. Application 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.

- ☒ Residential: \$620.00
☐ Non-residential: \$1,300.00

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) Samuel Kopelman PIN 20066 34015, I (we) authorize Stan Perkkns (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): Samuel Kopelman

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

[Signature] 07/15/25
Signature(s) Date

Witness Signature Certificate

State of ~~Georgia~~ New York

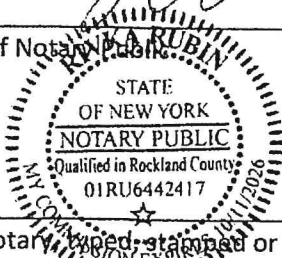
County of Rockland

Signed or attested before me on 7/18/25 by Samuel kopelman
Date (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 Drivers license

[Signature]
Signature of Notary Public



(Name of notary typed, stamped or printed)
Notary Public State of New York

My commission expires: _____

IX. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each 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. Reason for Variance
- ☒ Part III. Application History
- ☒ Part IV. Property Owner Information
- ☒ ☐ Part V. Petitioner Information
- ☐ ☒ Part VI. Agent
- ☒ Part VII. Application Fee
- ☒ ☐ Part VIII. Letter of Authorization
- ☒ Part IX. Complete Application Checklist
- ☒ Part X. Certified Application (Signed application)
- ☒ ☐ A scaled dimensioned map, plat or sketch of the subject property referred to in the application
- ☒ ☐ Concept Plan of the proposed development if applicable

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

X. 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.

Applicant Name: Samuel Kopelman

Print



Signature

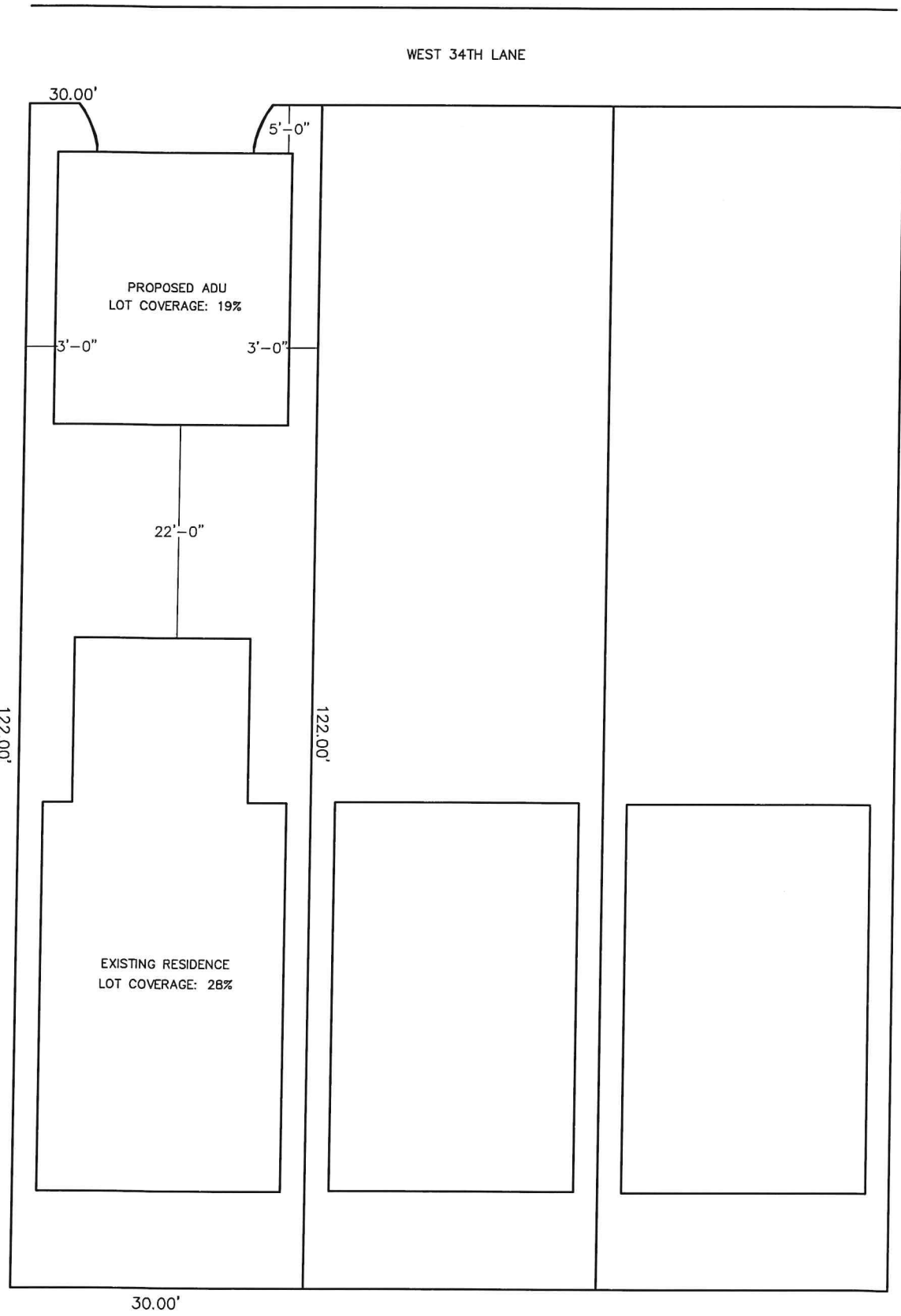
07/15/25

Date

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building
Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)



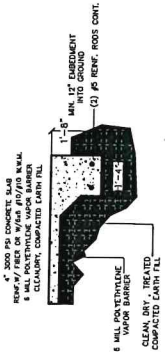
303 WEST 34TH STREET
PROPOSED SITE LAYOUT

305 WEST 34TH STREET

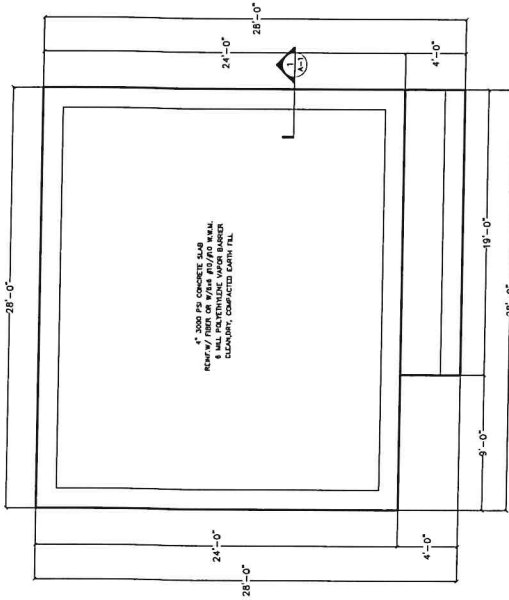
307 WEST 34TH STREET



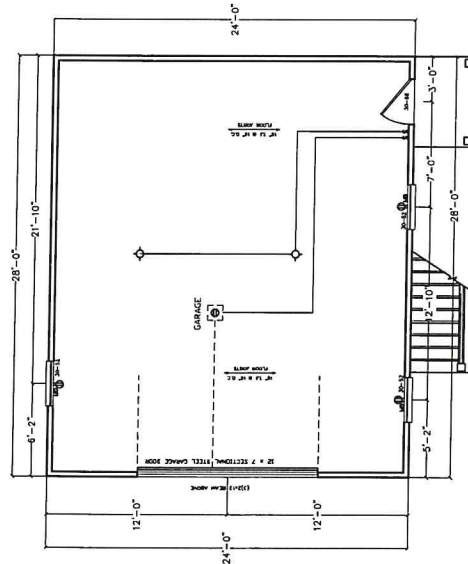
ADU
303 WEST 34TH STREET
SAVANNAH, GA.



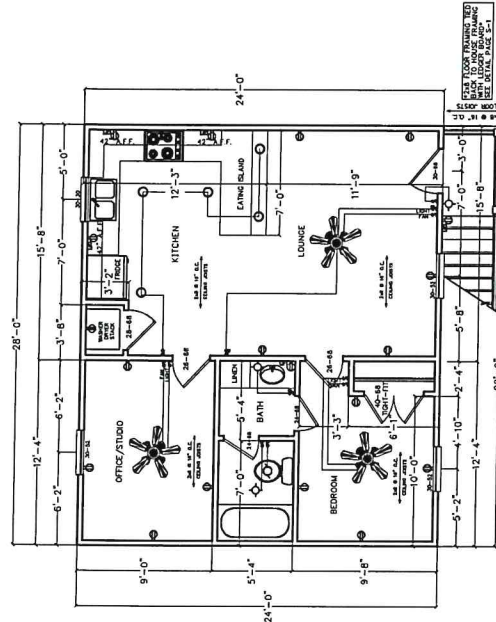
SECTION @ CONCRETE SLAB
SCALE: 1/4\"/>



FOUNDATION PLAN
SCALE: 1/4\"/>



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4\"/>

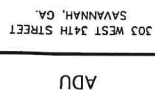


PROPOSED SECOND FLOOR PLAN
SCALE: 1/4\"/>

DATE	BY
AS NOTED	DATE 2022
SP	SP

FOUNDATION/
FLOOR PLAN

A-1



303 WEST 34TH STREET
SAVANNAH, GA.

NEW CONSTRUCTION

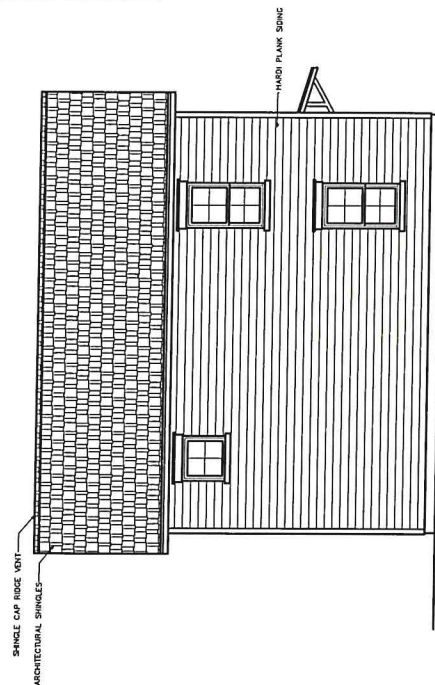
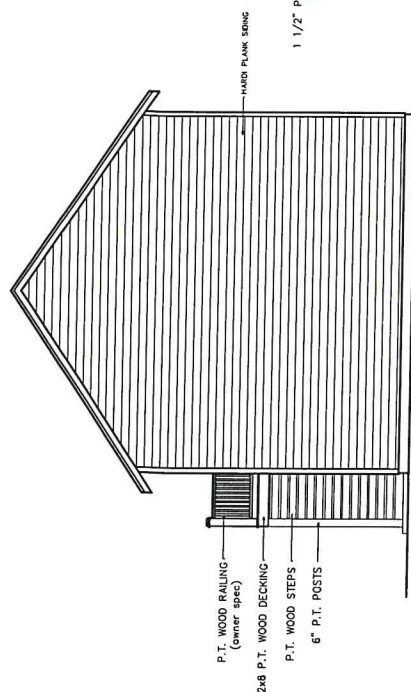
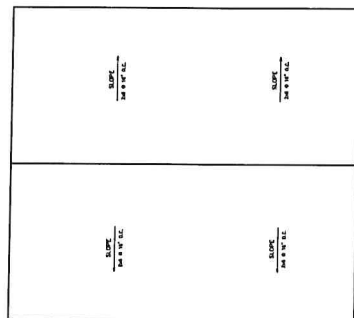
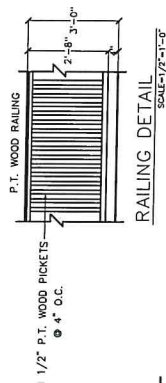
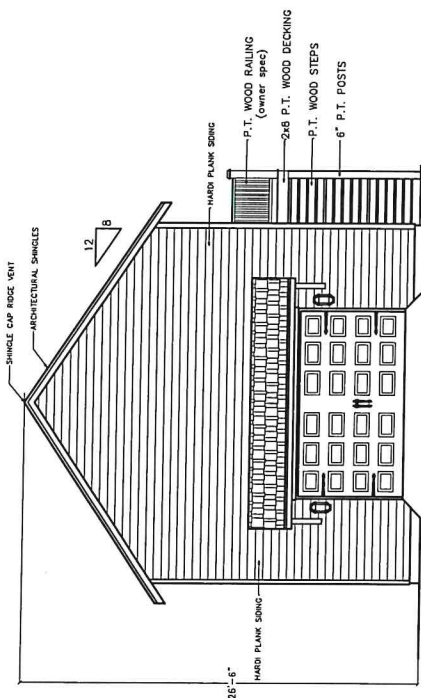
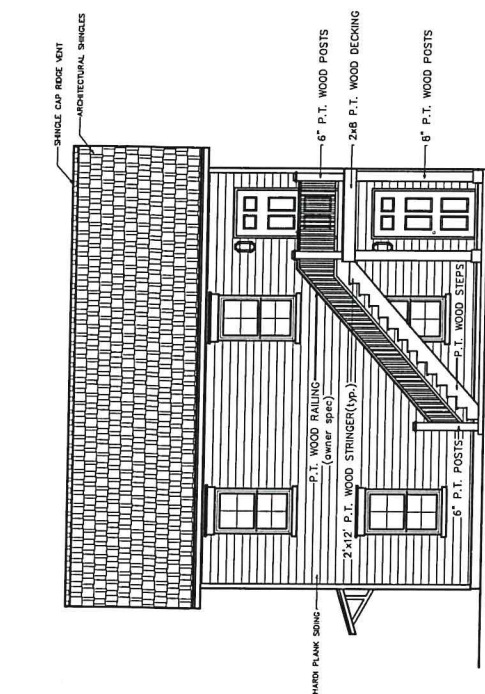
References

AS NOTED	DATE	JUNE 2025
CHAL	CHAL	CHAL
SP	SP	SP

ELEVATIONS

no. 10

A-2



McManamy Jackson Hollis LLC
415 Eisenhower Drive, Ste 1
Savannah, GA 31406
File No. 2025-14307

STATE OF GEORGIA
COUNTY OF CHATHAM

Type: ESTD
Kind: DEED - FROM ESTATE
Recorded: 7/7/2025 11:59:00 AM
Fee Amt: \$470.00 Page 1 of 2
Transfer Tax: \$445.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3715 PG 85 - 86

EXECUTOR'S DEED

THIS INDENTURE, Made the 27th day of June, 2025, by and between Dorothy Holmes as Executor for the Estate of Dorothy M. Holmes aka Dorothy Mae Holmes, as party of the first part, (hereinafter called "Grantor") and 312 W 37th, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, the Last Will and Testament of Dorothy Mae Holmes, deceased, of Chatham County, Georgia, having been duly probated in the Probate Court for Chatham, Georgia (See Estate Number P24-719-PB) and the undersigned is the duly qualified and acting Executor of the Estate;

WHEREAS, the Last Will and Testament of Dorothy Mae Holmes conferred upon the Executor the power to sell any part of the decedent's real property; and,

WHEREAS, federal estate taxes cannot result in a lien against the property and all debts of the Estate have been paid in conformity with the law and the undersigned Executor can now convey the lands hereinafter described; and

WHEREAS, at the time of his/her death, the decedent owned fee simple title to certain real property known and designated as the following described tract or parcel of land.

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Chatham County Probate Court, Georgia, for and in consideration of the sum of TEN AND 00/100-----(\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real property, to wit:

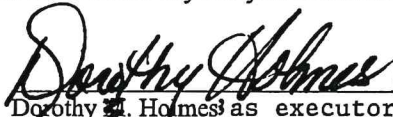
All that certain portion of lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, shown as the Western 1/2 of Lot 6, Flannery Ward, on a map of said City. Said portion of lot lies on the South side of 34th Street, between Jefferson Street and Montgomery Street, and has a frontage of 30 feet, more or less, on 34th Street with a rectangular depth Southwardly of 122 feet, more or less, to a lane, and is bounded as follows: on the North by 34th Street; on the East by the Eastern 1/2 of Lot 6, said Ward; on the South by said lane; and on the West by the Eastern 1/2 of Lot 7, said Ward. Said portion of lot was conveyed to Dorothy M. Holmes by Warranty Deed dated July 1, 1975, and recorded in Deed Book 105-I, Page 42, in the aforesaid clerk's office. Said map and deed are incorporated herein by reference. 303 W. 34th Street, Savannah, Georgia 31401 PIN: 2-0066-34-015

Subject to all easements, restrictions, and rights of way of record.

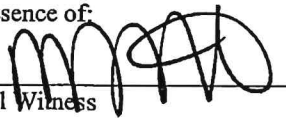
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

 (SEAL)
Dorothy M. Holmes as executor of the
Estate of Dorothy M. Holmes

Signed, sealed and delivered before me on
the day and year first above written,
In the presence of:


Unofficial Witness


Notary Public

(NOTARIAL SEAL)



STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AUTHORITY

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

312 W 37TH LLC

a Foreign Limited Liability Company

has been duly formed under the laws of **New York** and has filed an application meeting the requirements of Georgia law to transact business as a **Foreign Limited Liability Company** in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above **Foreign Limited Liability Company** is hereby granted, on **06/16/2025**, a certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said application.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/18/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY

Electronically Filed

Secretary of State

Filing Date: 6/16/2025 5:23:59 PM

BUSINESS INFORMATION

CONTROL NUMBER	25119623
BUSINESS NAME	312 W 37TH LLC
BUSINESS TYPE	Foreign Limited Liability Company
EFFECTIVE DATE	06/16/2025
HOME JURISDICTION	New York
DURATION	Perpetual
NAME IN HOME STATE	312 W 37TH LLC
DATE OF FORMATION IN HOME JURISDICTION	02/23/2023
COMMENCEMENT DATE IN GEORGIA	06/16/2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	1 Vincent Street, Nanuet, NY, 10954, USA
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RECORDS ADDRESS

ADDRESS	1 Vincent Street, Nanuet, NY, 10954, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Samuel Kopelman	312 W 37th Street, Savannah, GA, 31401, USA	Chatham

MANAGER(S)

NAME	TITLE	ADDRESS
Samuel Kopelman	MANAGER	1 Vincent Street, Nanuet, NY, 10954, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Moses Spitzer
AUTHORIZER TITLE	Authorized Person

The foreign limited liability company undertakes to keep its records at the address shown above until its registration in Georgia is canceled or withdrawn. The foreign limited liability company, in accordance with Title 14 of the Official Code of Georgia Annotated, appoints the Secretary of State as agent for service of process if no agent has been appointed in Georgia or, if appointed, the agent's authority has been revoked or the agent cannot be found or served by the exercise of reasonable diligence.

Zarina Davis

From: no-reply-energov@savannahga.gov
Sent: Thursday, July 31, 2025 12:33 PM
To: Abigail Fernandez; Zarina Davis
Cc: Planning
Subject: Online Zoning Application Received 25-003861-ZBA

25-003861-ZBA was applied for on-line for the following location:

303 W 34TH ST 20066 34015