



City of Savannah Zoning Board of Appeals

February 27, 2025 at 10:00am
Final Agenda

February 27, 2025, 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

II. Invocation and Pledge of Allegiance

III. Swearing in of Witnesses

IV. Notices, Proclamations and Acknowledgements

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

VI. Item(s) Requested to be Withdrawn

[1. 1212 Seiler Avenue | side setback for accessory structure | 25-000586-ZBA](#)

VII. Approval of Minutes

[2. Approval of the November 21, 2024 SZBA Minutes](#)

🔗 [11-21-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

[3. Approval of the December 19, 2024 SZBA Meeting Minutes.](#)

🔗 [12-19-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

[4. 12 Bee Rd. | Variance for relief from nonconformity for side and rear yard setback of nonconforming accessory structure | 25-000516-ZBA](#)

🔗 [FINAL 2025 CITY ZBA APPLICATION AND CHECKLIST 12 BEE RD.pdf](#)

🔗 [12 BEE RD SITE.pdf](#)

🔗 [Staff Report_SE 12 Bee Rd.pdf](#)

5. 202 Fair Street | Variances to side and rear yard setbacks | 24-006580-ZBA

🔗 [202 FAIR ST_24-006580-ZBA_APPLICATION.pdf](#)

🔗 [202 FAIR ST_24-006580-ZBA_APPLICATION.pdf](#)

🔗 [Staff Report 202 Fair St.pdf](#)

🔗 [P. Anderson, public comment, Woodville Zoning Appeal 2.27.25.pdf](#)

6. 2206 East 38th Street | Variance to building size for ADU | 24-006742-ZBA

🔗 [2206 E 38 ST_24-006742-ZBA_APPLICATION.pdf](#)

🔗 [Staff Report 2206 E 38th St.pdf](#)

🔗 [B. Paxton Slides 2206 E 38th Variance Request.pdf](#)

7. 1217 E. 33rd Street | Variance to reduce minimum lot frontage and side yard setback within a TR-2 zoning district | 25-000502-ZBA

🔗 [1217 E 33RD ST ZONING APPEAL \(VERSION 2\).pdf](#)

🔗 [2024-209-ZONING.pdf](#)

🔗 [Staff Report_SE 1217 E 33rd St.pdf](#)

8. 1033 Milton Street | Variance to side yard setbacks | 25-000310-ZBA

🔗 [1033 MILTON ST_25-000310-ZBA_APPLICATION.pdf](#)

🔗 [SITE PLAN.pdf](#)

🔗 [Staff Report_SE 1033 Milton St.pdf](#)

9. 601 Indian Street Unit A | Variance for sign | 25-000128-ZBA

🔗 [601 INDIAN ST, UNIT A_25-000128-ZBA_APPLICATION.pdf](#)

🔗 [Staff Report](#)

🔗 [Submittal Packet](#)

10. 635 West Victory Drive | Variances to front and rear yard setbacks | 24-006581-ZBA

🔗 [REVISED APPLICATION_635 W VICTORY DR_24-006581-ZBA.pdf](#)

🔗 [SITE PLAN.pdf](#)

🔗 [Staff Report_SE 635 W Victory Dr_.pdf](#)

11. 605 West 32nd Street & O Burroughs Street | Variances to minimum lot size and max. permissible floor area for ADU | 24-006741-ZBA

🔗 [605 W 32nd Duplex-ELVS.pdf](#)

🔗 [605 W 32 St_24-006741-ZBA_Application.pdf](#)

🔗 [Staff Report 605 W 32nd St.pdf](#)

🔗 [B. Paxton Slides 605 W 32nd St.pdf](#)

🔗 [S. Royalston, public comment Petition #24-006741-ZBA.pdf](#)

🔗 [20250226_135353.jpg](#)

12. 238 Alfred Street | Variances to accessory structures height, building coverage, size, for outdoor storage | 25-000582-ZBA

- 🔗 [238 ALFRED ST_3 PARCELS_25-000582-ZBA_APPLICATION.pdf](#)
- 🔗 [Staff Report_SE 238 Alfred St.pdf](#)
- 🔗 [P. Anderson, public comment, Woodville Zoning Appeal II 2.27.25.pdf](#)

13. 8730 Rivers End Dr. | Variance to reduce side yard setback in an RSF-E zoning district | 25-000529-ZBA

- 🔗 [8730 RIVERS END DR_25-000529-ZBA_APPLICATION.pdf](#)
- 🔗 [230020-VARIANCE EXHIBIT.pdf](#)
- 🔗 [DB 2840 PG 609.pdf](#)
- 🔗 [PRB 21P PG 37.pdf](#)
- 🔗 [Staff Report_SE 8730 Rivers End Dr.pdf](#)

14. 501 Rivers End Drive | Variances to front and rear yard setbacks | 25-000623-ZBA

- 🔗 [501 RIVERS END DR_25-000623-ZBA_APPLICATION.pdf](#)
- 🔗 [2025 01 27_501 RIVERS END DRIVE_SITE PLAN.pdf](#)
- 🔗 [Staff Report_501 Rivers End Dr.pdf](#)

XII. Other Business

XIII. Adjournment

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.