



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



BY: _____
Zoning Board of Appeals
Application

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): 506 E 40th 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.): 20075 05026
Total acreage or SF of the subject property: 0.065
Zoning District(s): Streetcar (TN-2)
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): _____
Single Family Residential

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:** Usable area in yard is 30' wide by 16 feet deep. We are asking to place a shed, 6'x8' (48 sq ft) in rear right of yard. Please see drawing. We would like to ask for a 3 foot variance on the rear property line and a 1 foot variance on the side yard. The rear line/fence is cinder block approx 8 feet tall and the side yard/fence is wood slat approx 6 feet tall. We plan to manage run off with a gutter system, french drain or retention via downspout. The variance will allow use of yard and flow.

☐ **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): _____
- 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): Michael Carroll Lauren Hinkel

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

Address: 506 E 40th St

City, State, Zip: Savannah, GA 31401

Telephone: _____ Fax: _____

E-mail address: _____

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): _____

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

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

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) _____, 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): Lauren Hinkel

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

Signature(s) [Signature] Date 3.16.26

Witness Signature Certificate

State of Georgia

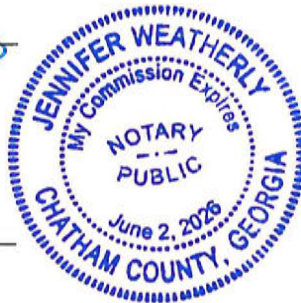
County of Chatham

Signed or attested before me on 3/16/26 by Michael Carroll + Lauren Hinkel
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 _____

[Signature]
Signature of Notary Public



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

My commission expires: 6/2/26

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.

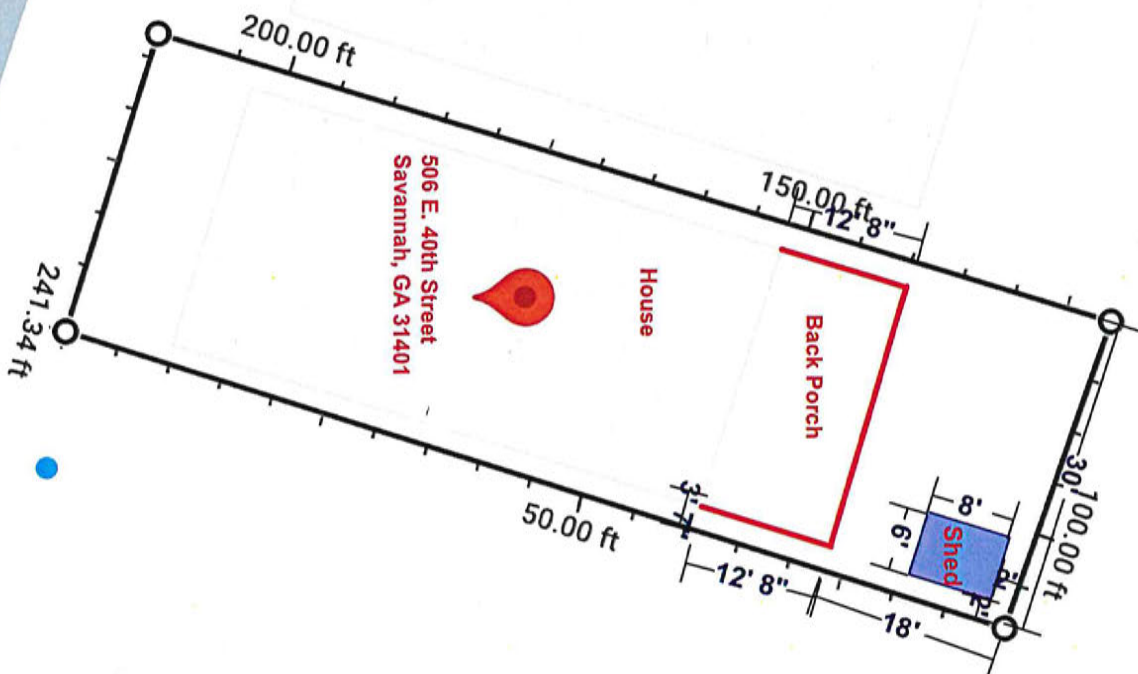
Applicant Name:	<u>Michael Carroll</u>		<u>03-16-2026</u>
	Print	Signature	Date
	<u>Lauren Henkel</u>	<u>Lauren Henkel</u>	<u>3-16-26</u>

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)

#26-01403-BR



E 40th St

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E 40th St

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Mike Carroll

506 E 40th Street
Savannah GA 31401
United States
704-607-7888
carroll.hinkel@gmail.com

March 13, 2026

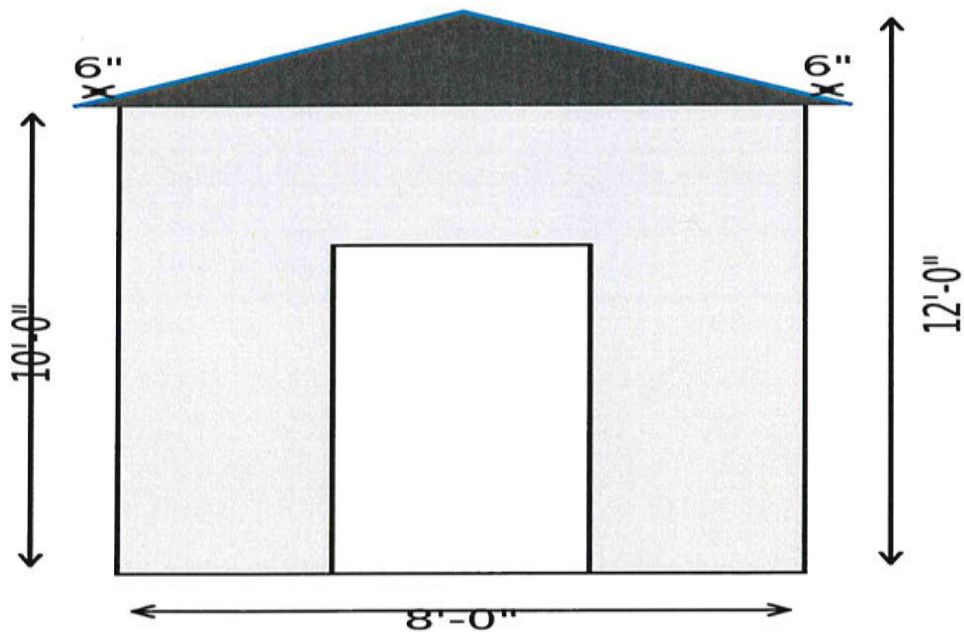
The legal description for 506 E. 40th St., Savannah, GA 31401, is: LOTS 110 & 111 BLOCK 22 TEYNAC WARD. This property is located in Chatham County, Georgia, within the city of Savannah. The parcel number is 2007505026, and it is zoned as R4, Single Family Residential. The lot size is approximately 0.065 acres (2,831 square feet).

Proposed Yard Shed – Permit / Zoning Drawing Sheet

Structure	6' x 8' Yard Shed
Wall Height	10 ft
Peak Height	12 ft
Roof	Pitched roof with 6 in overhang all sides
Exterior	Horizontal Hardie plank siding – light gray
Roof Finish	Dark gray asphalt shingles
Door	Standard residential door centered on 8 ft wall
Placement	Rear right corner of yard
Setbacks	2 ft 6 in from rear fence and right fence

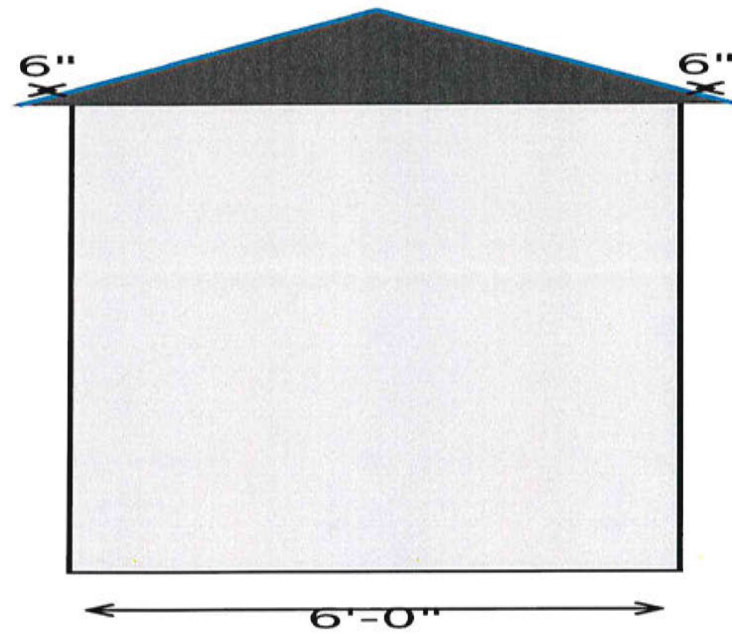
Front Elevation

Front Elevation (Door Side)



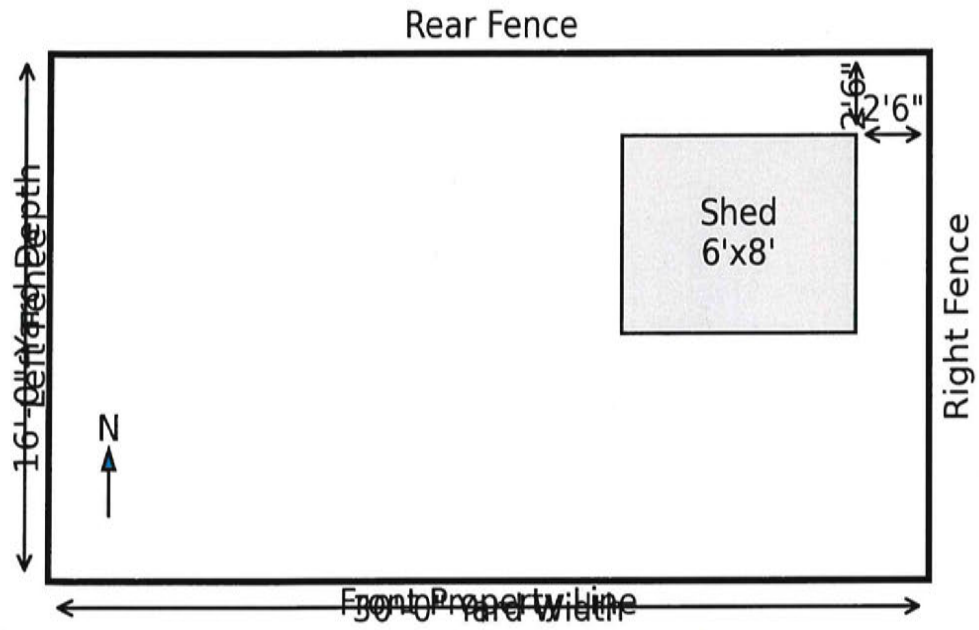
Side Elevation

Side Elevation



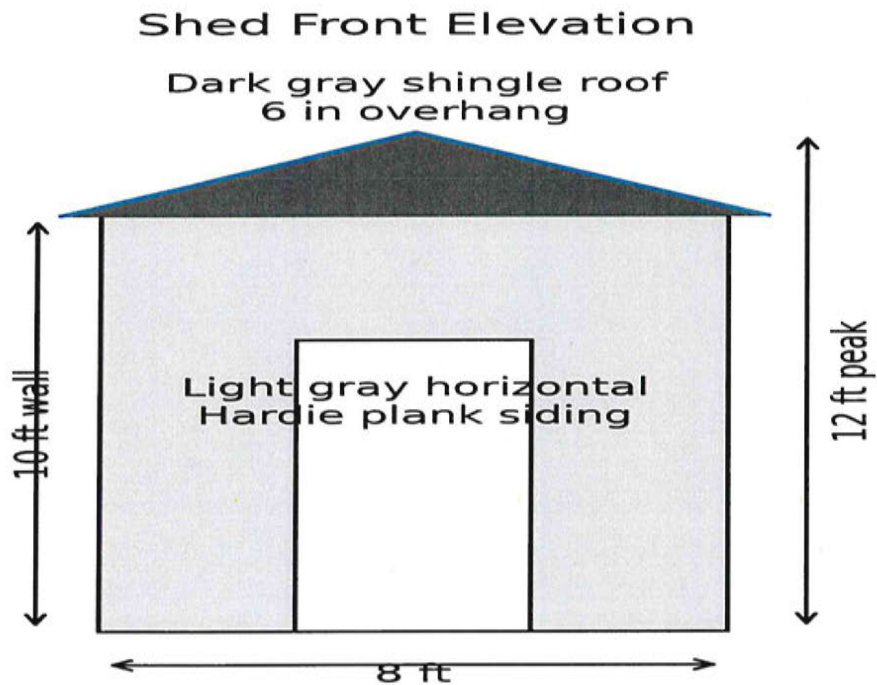
Site Plan

Site Plan



Proposed Yard Shed – Zoning Diagram

Shed size: 6 ft x 8 ft footprint, 10 ft wall height, 12 ft peak height. Roof includes 6 inch overhang on all sides. Exterior siding: horizontal Hardie plank (light gray). Roof: dark gray asphalt shingles. Standard household door centered on 8 ft side.



Site Plan - Shed Placement in Yard

