



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

26-001331-ZBA



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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): 613 and 615 West 39th Street

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.): 20073 16012

Total acreage or SF of the subject property: 0.16 acres

Zoning District(s): TR-1

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

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:** _____

- ☒ **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:** Appeal decision of zoning administrator, which prohibits the subdivision of pre-existing duplexes

into two separate lots of record. Such development, and subdivision, are in keeping with developments in the vicinity of the property and the proposed subdivision will not increase the density of the property.

- ☐ **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): 26-000744-ZCL
- 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): FC GA 1, LLC
Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 8735 Dunwoody Place, Suite R
City, State, Zip: Atlanta, GA 30350
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): Joshua Yellin
Firm or Agency: HunterMaclean
Address: 200 East Saint Julian Street
City, State, Zip: Savannah, GA 31401
Telephone: [REDACTED] Fax: _____
E-mail address: [REDACTED]

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)
20073 16012

I (we) authorize
Joshua Yellin (Agent Name) of HunterMaclean (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): FC GA 1 LLC

Registered Agent: Tari Yarber

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

Signature(s)

Date

Witness Signature Certificate

State of Texas

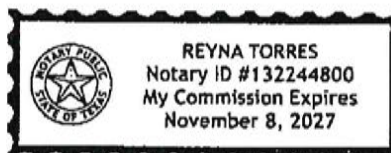
County of Harris

Signed or attested before me on March 4, 2026 by Tari Yarber
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 Driver's License

Reyna Torres
Signature of Notary Public



Reyna Torres

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia, Texas

My commission expires: November 8, 2027

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

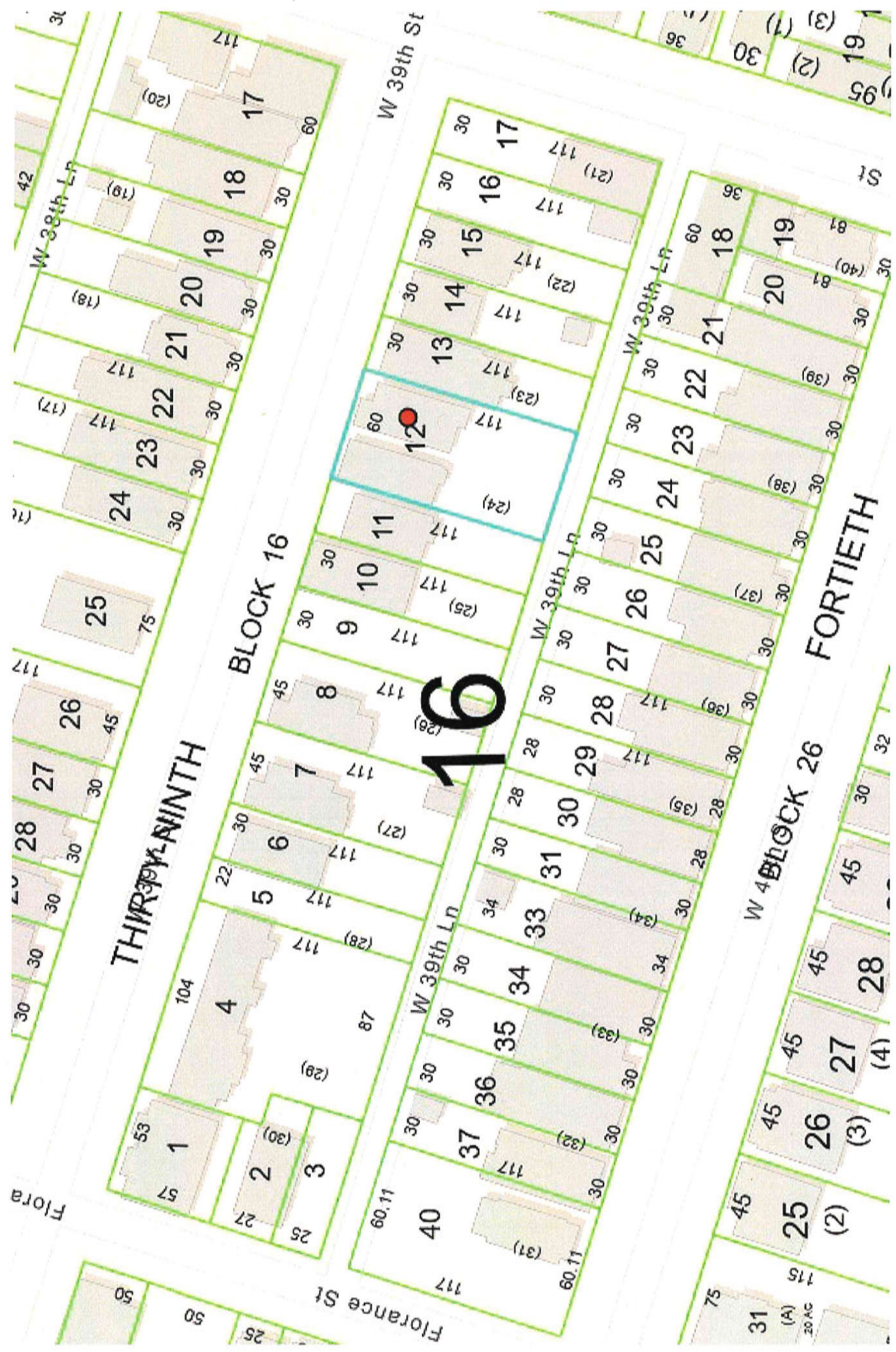
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete 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: Joshua Yellin  03/05/2026
Print Signature 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)



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February 27, 2026

Josh Yellin
200 East Saint Julian Street
Savannah, GA 31401
jyellin@huntermaclean.com

RE: 613 West 39th Street (the Property)
PIN: 20073 16012

To Whom It May Concern:

Per your request, I hereby certify that I am a Planning Manager in the Planning and Urban Design Department for the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** As of February 27, 2026, the Property is zoned Traditional Residential-1 (TR-1).
2. **Permissible Uses:** Per [Sec. 5.9.1](#), "Residential development in the TR-1 district allows for a variety of housing types including single-family detached, single-family attached, two-family over/under and three-four family. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cuyler-Brownville, Eastside and Midtown."

The uses allowed in the TR-1 zoning district are identified in [Article 5 Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. The existing use on the Property is two, two-family dwellings. This use is nonconforming for the following reasons:

- "Two-Family" is defined in [Sec. 13.2](#) as "One (1) building on a single lot containing two (2) attached dwelling units with either a side-by-side or over-under arrangement. May include condominiums." The lot contains two buildings.
- The lot does not meet the lot area per unit to allow two, two-family dwellings. The minimum lot area per unit is 2,250 square feet (Sec. 5.9.5). At least 9,000 square feet of lot area is required to allow four, two-family dwelling units. The lot has an area of approximately 7,020 square feet.

3. **Development Standards:** The general development standards that govern the parcel can be found in [Sec. 5.9.5 Development Standards for Permitted Uses](#), [Article 8.0 Use Standards](#), and [Article 9.0 General Site Standards](#).
4. **Subdivision:** The Property may not be subdivided to place each building on a separate lot. A subdivision of this type would create two new lots that are each nonconforming with the minimum lot area per unit shown in Sec. 5.9.5. This standard may not be varied. A variance for minimum lot area per unit is prohibited by [Sec. 3.21.8.b.i](#). Additionally, a subdivision of a nonconforming lot which results in other nonconforming lots is prohibited by [Sec. 11.5.4](#). The lot may be subdivided in this manner if it is rezoned to a zoning district that has a minimum lot area per unit that is met by the resulting lots, such as TN-2 (Traditional Neighborhood-2).

5. **Overlay Districts:** The Property lies within the boundaries of [Cuyler-Brownville Historic Overlay District \(Sec. 7.10\)](#). Effective December 11, 2025, the Property lies within the area added to the Hotel Development Overlay District (Sec. 7.13). Revisions to this section of the zoning ordinance have not yet been published online.
6. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not personally aware of any variances, zoning map amendments, or special use permits, etc. related to the Property.
7. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
8. **Code Violations:** I am not personally aware of any existing violations related to the zoning ordinance on the Property.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current zoning district for any specified period or that the list of uses permitted in the zoning district will remain in effect for any specific period.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,



John Anagnost
Planning Manager