

26-001332-ZBA



SAVANNAH
savannahga.gov

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



FEB 26 2026



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): 5718 Skidaway Road Savannah, Georgia 31406

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.): PIN 20149 03017

Total acreage or SF of the subject property: 0.50 acre

Zoning District(s): B-N Neighborhood Business

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

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:** Request a variance to increase the floor area of home occupation from 500 sq feet to 1056 sq feet of heated space.

- ☐ **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.** Request to re-establish a non-conforming single family detached use structure

- ☐ **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): Kimberly Ciarletta Floyd

Registered Agent: _____

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

Address: 1519 Brogdon Street

City, State, Zip: Savannah, Georgia 31406

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

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): Kimberly Ciarletta Floyd

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

KC Floyd 2/25/2026
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 02/25/2026 by Kim C. Floyd
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 _____

Jessica W Bates
Signature of Notary Public



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

My commission expires: July 09, 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: Kimberly C Floyd KCFloyd 2/24/2026
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)

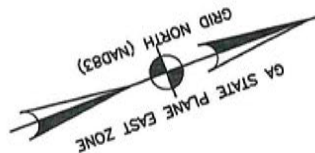
The Planning Commission: 110 E State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

REFERENCES

1. P.B. SUB F.P.G. 33
2. P.B. SUB A.P.G. 2
3. D.B. 3163 P.G. 651
4. D.B. 1761 P.G. 469
5. D.B. 2305 P.G. 122
6. D.B. 2488 P.G. 109

SURVEYOR'S NOTES

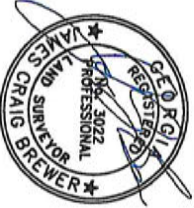
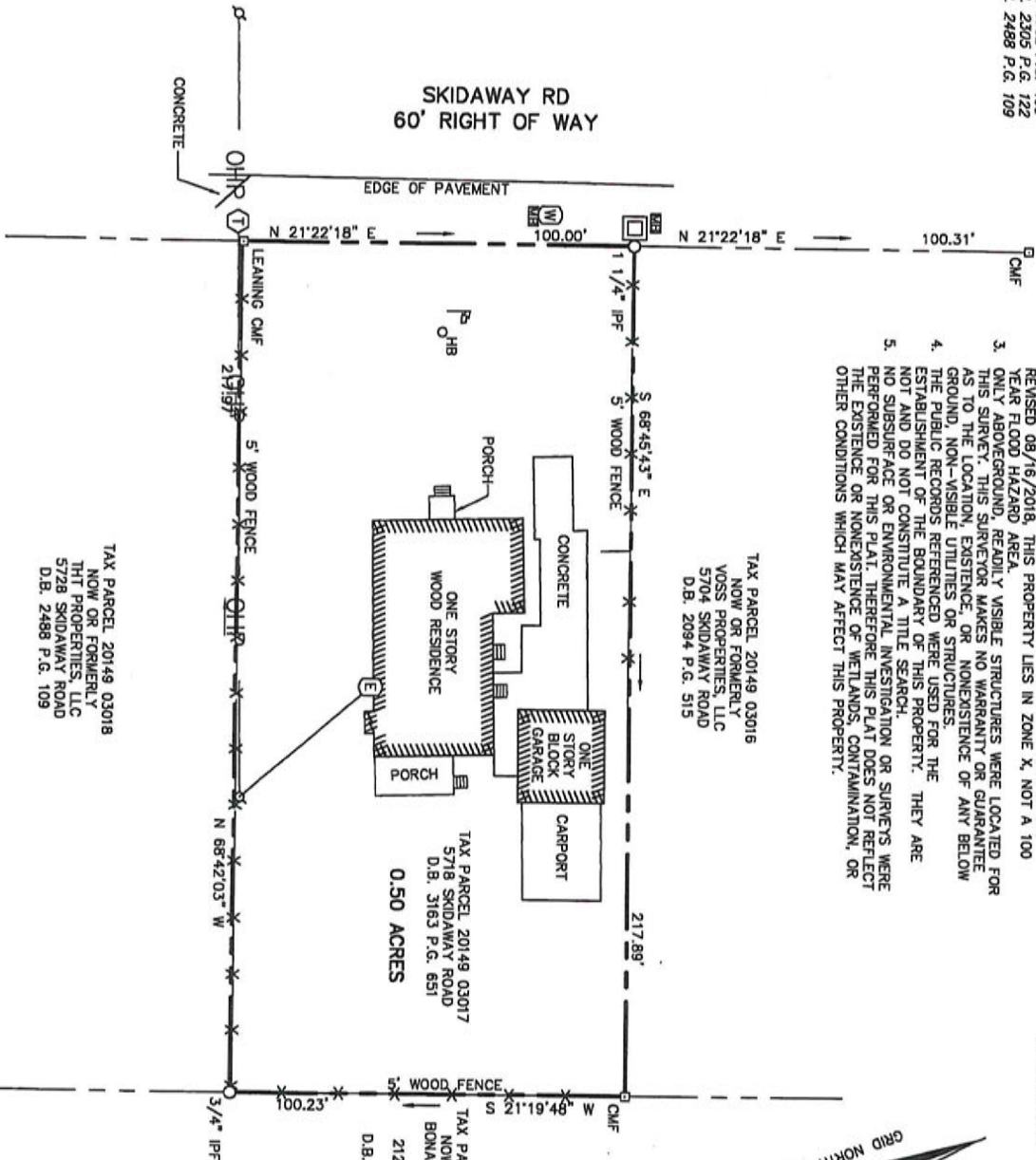
1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE
2. COORDINATE SYSTEM (NAD83), EAST ZONE
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0164G, REVISED 09/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
4. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.



THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

LEGEND

- OIPF IRON PIPE FOUND
- B CMF CONCRETE MONUMENT FOUND
- E ELECTRIC METER
- F FLAG POLE
- M MAIL BOX
- P POWER POLE
- T TELEPHONE BOX
- OHF TELEPHONE PEDISTAL
- WH WATER HOSE BIBB
- WM WATER METER
- OWHP OVER HEAD UTILITY LINE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TAX PARCEL 20149 03018
NOW OR FORMERLY
THT PROPERTIES, LLC
5728 SKIDAWAY ROAD
D.B. 2488 P.G. 109

TAX PARCEL 20149 03016
NOW OR FORMERLY
VOSS PROPERTIES, LLC
5704 SKIDAWAY ROAD
D.B. 2094 P.G. 515

TAX PARCEL 20149 03017
5718 SKIDAWAY ROAD
D.B. 3163 P.G. 651

TAX PARCEL 20149 03020
NOW OR FORMERLY
BONA BELLA STORAGE, LLC
2122 BONA BELLA AVENUE
D.B. 1076 P.G. 338

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/60,280
FIELD CLOSURE = 1/30,250

PROJECT #:	230847
FIELD:	12/15/23
DRAWING:	1/04/24
LAST REVISED:	N/A
DRAWN BY:	JCB

A BOUNDARY RETRACEMENT SURVEY OF
NORTHERN 100' OF TRACT 13, GOLF COURSE TRACT, COOK WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR
KIM FLOYD



BREWER
LAND SURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com

Note: The County does not accept the dedication of the ingress, for assume any, dedication with reference thereto nor inure or surrender their use as roads or streets by the public by approving this map or plan.

Approved in Open Court this 20th day of September 1935

AS SURVEYED FOR

GOLF COURSE TRACT

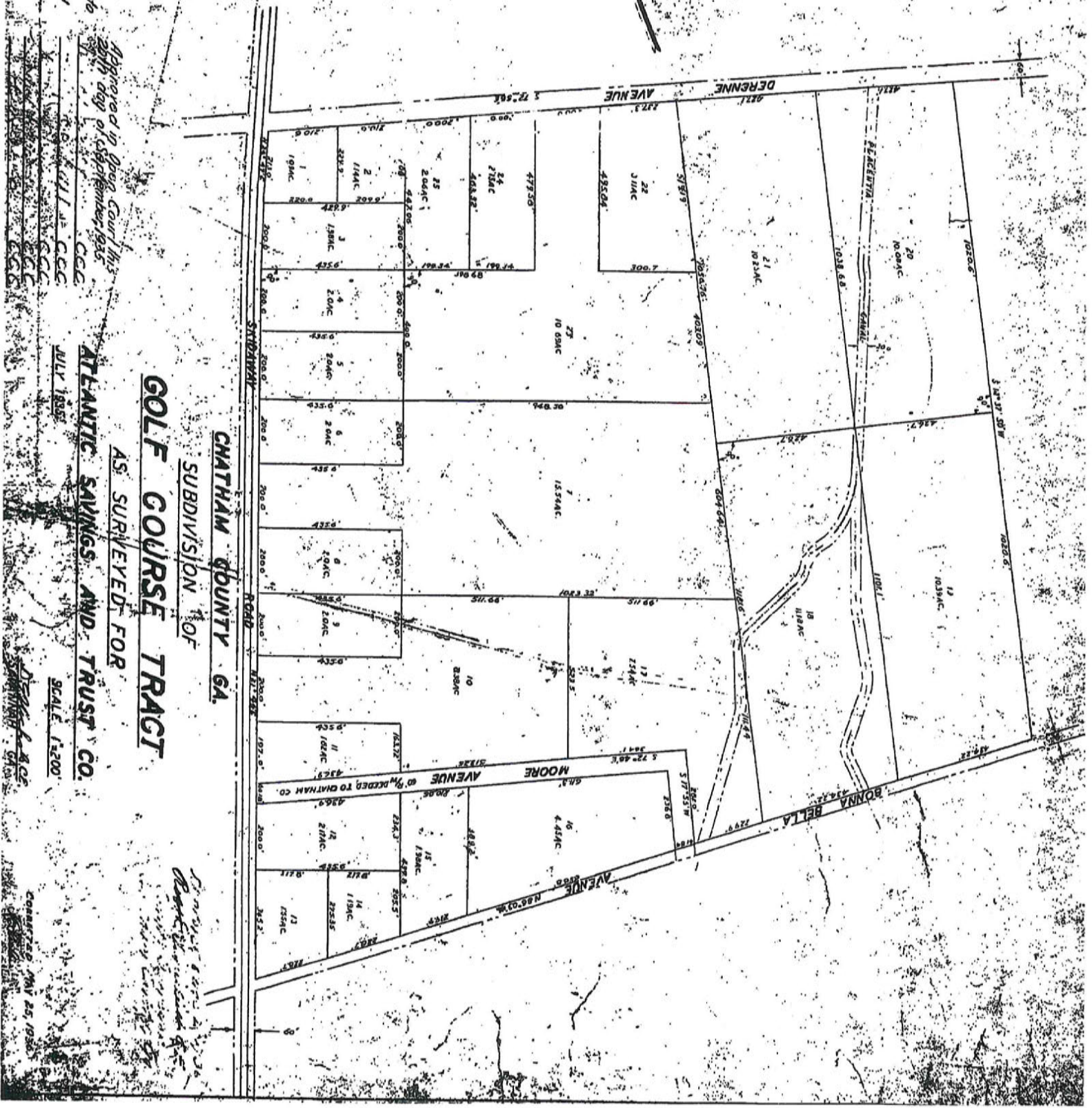
SUBDIVISION OF

CHATHAM COUNTY GA.

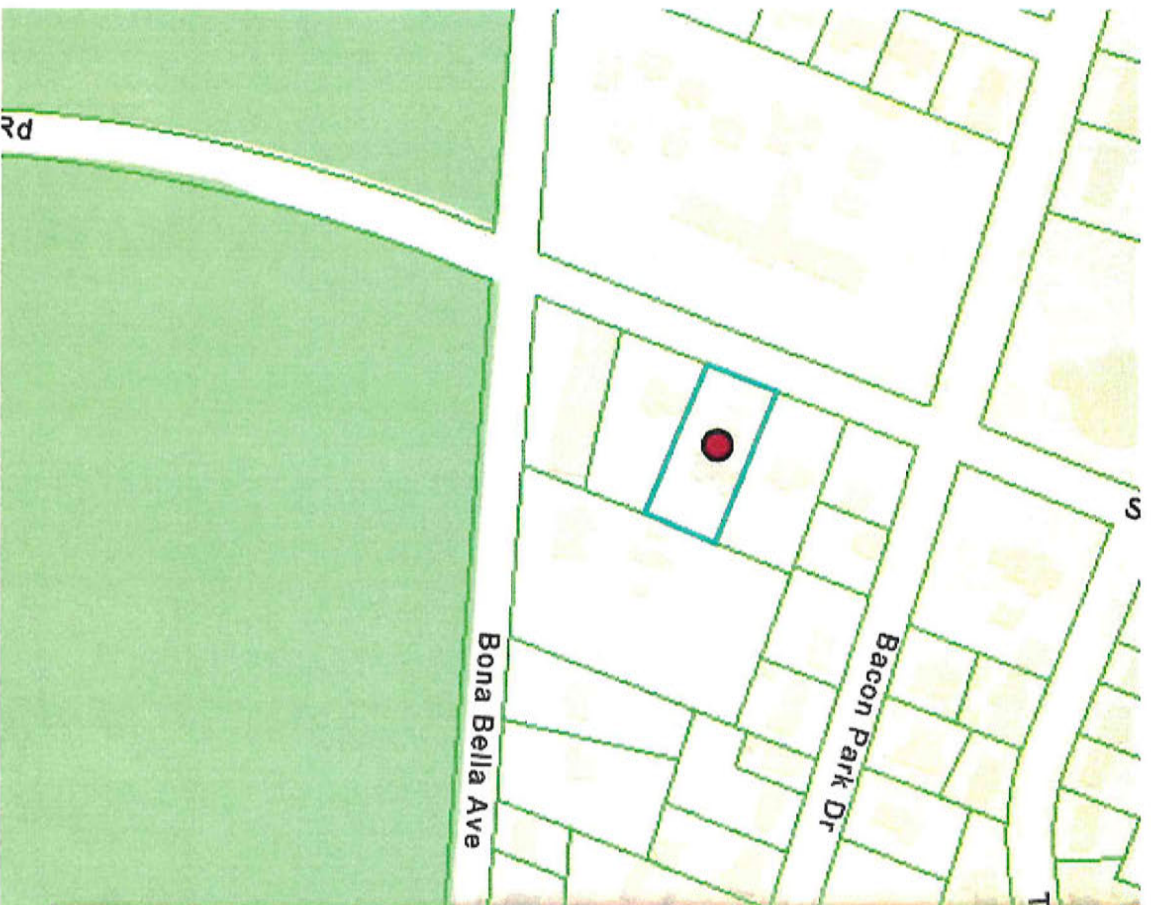
ATLANTIC SAVINGS AND TRUST CO.

JULY 1935

SCALE 1"=200'



COMPLETED MAY 25, 1935



Property Boundaries (Parcels):5718 SKIDAWAY RD

Property Address: 5718 SKIDAWAY RD

PRC Link: [Print Property Record Card →](#)

Parcel ID (PIN): [20149 03017](#)

Navigation: [View Directions →](#)

Owner Name: JONES WILLIAM C & MARY FRANCES

Estimated Zoning: B-N – Neighborhood Business

Estimated Floodzone: X

Calculated Acreage: 0.50

Local Historic District: N/A

Aldermanic District: SAV 4

County Commission District: 3

Elementary School: Juliette Low Elementary School

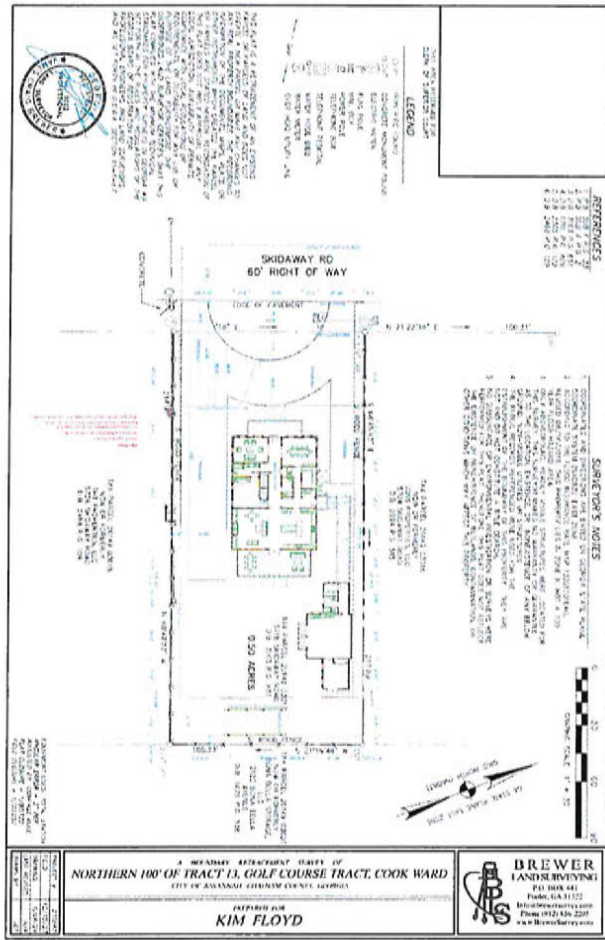
Middle School: Myers Middle School

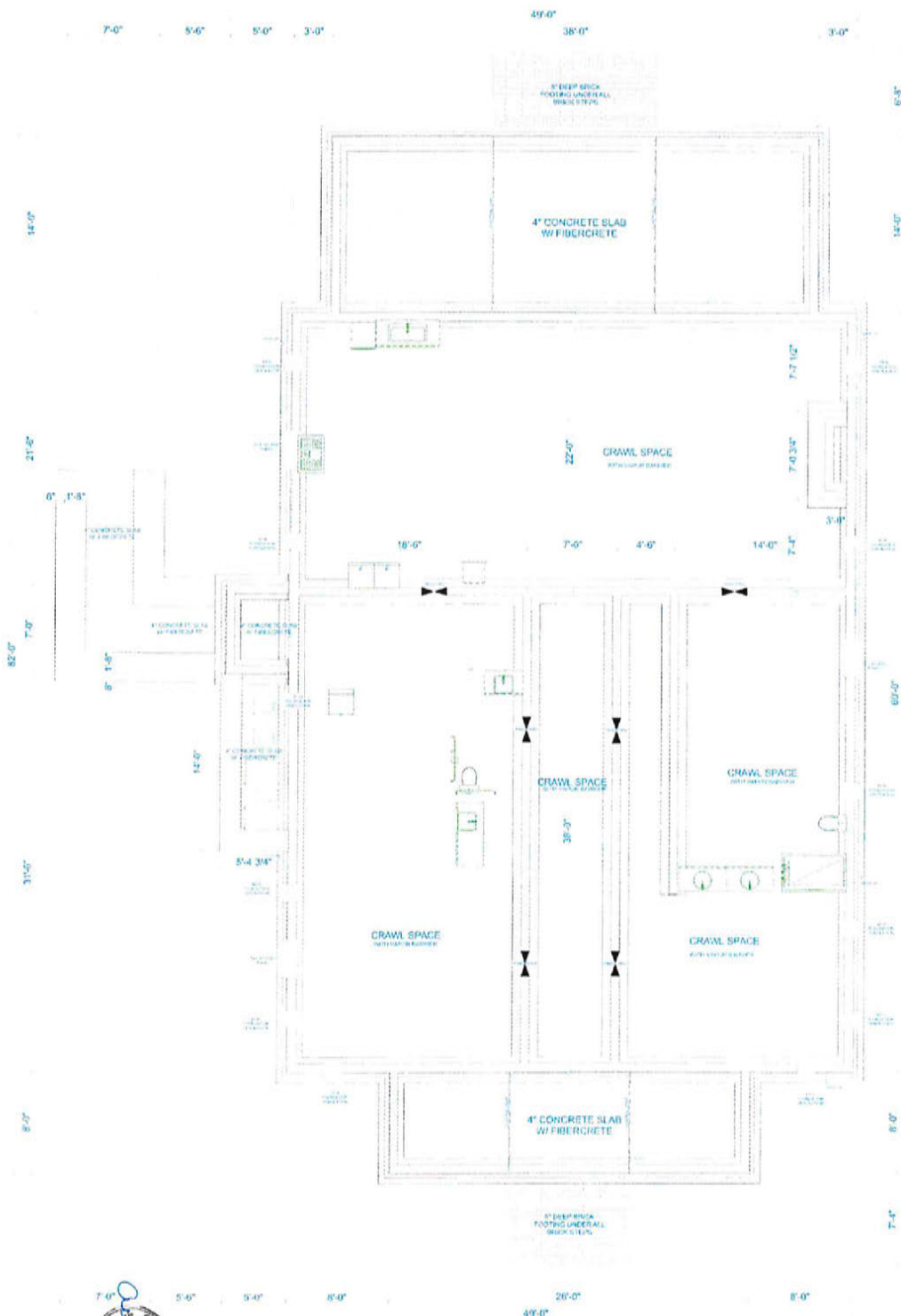
High School: Johnson High School

[Zoom to](#)

...

W-01 Site Plan 1" = 30'





A-01

Foundation

1/4" = 1'-0"

Foundation Main House

SHEET TITLE

A-3.1

SHEET 3

OF 23

Floyd Residence

5718 Skidaway Road Savannah Ga 31406

PIN# 20149 03017



MEMBER

912-667-7472

Polly Giles



2/23/2026


$$1/4" = 1'-0"$$


Floorplan Lower Main House

SHEET TITLE

A-3.3.2

PIN# 20149 03017

MEASURES

$$\frac{A}{B/D}$$

AND/OR AS FURTHER
EVALUATING THE

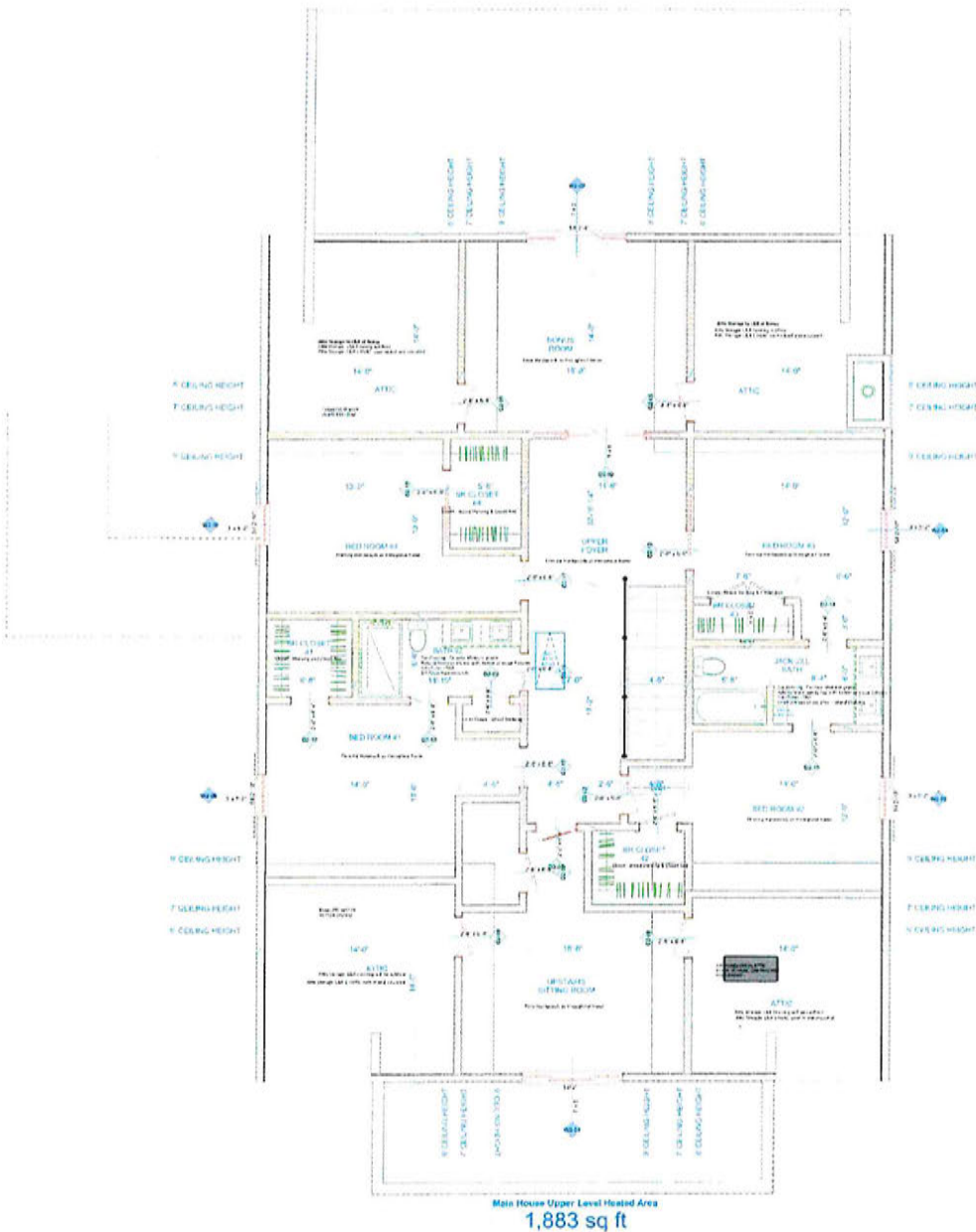
Email - polyanaglas2@gmail.com

Polly Giles

72

Phone Sweet Home - 770-444-4444
Pamela K. Smith - Director

2/23/2026



A-05

Floorplan Upper Level

1/4" = 1'-0"



Floorplan Upper Main House

SHEET TITLE

A-3.3

SHEET 5

OF 23

Floyd Residence

5718 Skidaway Road Savannah Ga 31406

PIN# 20149 03017

MEMBER
AIA
BD

email - pollygiles@pollygiles.com

Polly Giles

912-667-7472



2/23/2026

Human Society of Human - 1990
 PUBLISHED - 1990

email - poohyarnagle2@gmail.com

e-mail - polymer@polymer.org

MEMBER
A | I
B | D
AMERICAN INSTITUTE OF
BUILDING DESIGN

5718 Skidaway Road Savannah Ga
31406

PIN# 20149 03017

1/4" = 1'-0"

Electrical Main House

SHEET TITLE

$$1/4" = 1'-0"$$

A-3.6

SHEET 6

OF 23

2/23/2026



Polly Giles
912-667-7472
www.pollygilesdesign.com



Floyd Residence

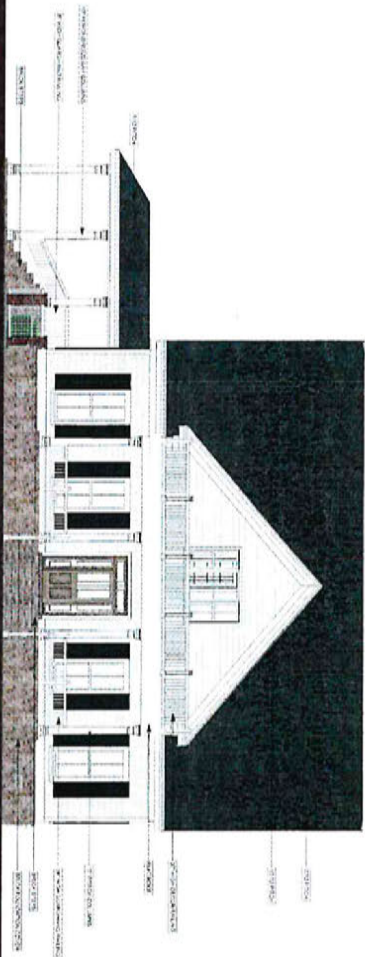
5718 Skidaway Road Savannah Ga
31406

PIN# 20149 03017

E-01

MH-Front Elevation

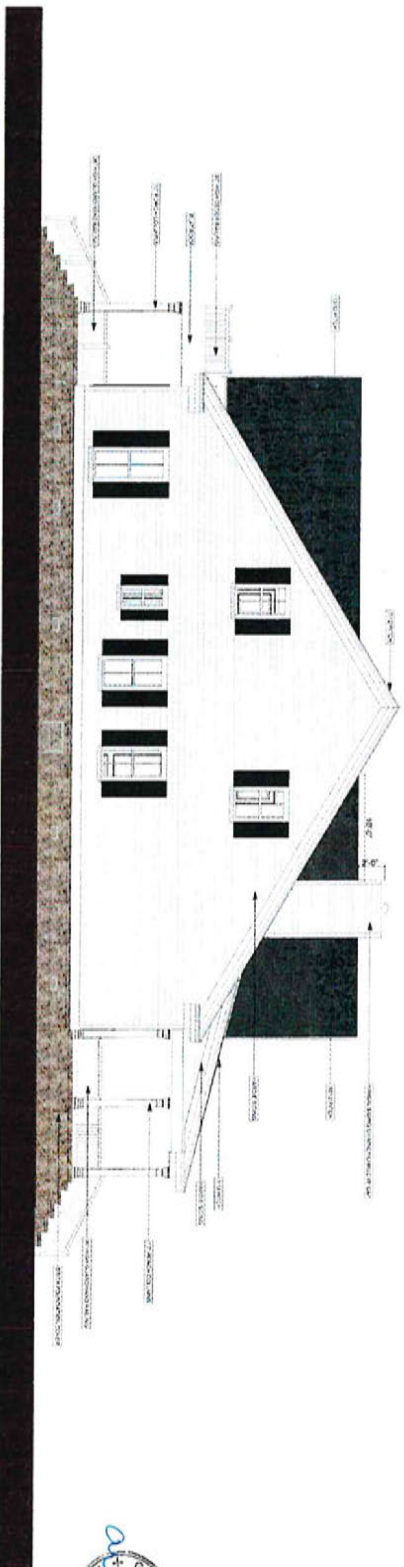
3/16" = 1'-0"



E-02

MH-Right Side Elevation

3/16" = 1'-0"



Front and Right Side Elevations

A-4.1

SHEET 10 OF 23

24"x36" SHEET SIZE



email - polymermag@n2d.com

MEMBER
A | **I**
B | D
ARABIAN INSTITUTE of
ISLAMIC DESIGN

PIN# 20149 03017

[illegible]

Rear and Left Side Elevations

SHEET 11

Of 23

This architectural drawing illustrates the 'Haus der Kunst' in Munich, designed by Ludwig Mies van der Rohe. The drawing is divided into two main parts: a cross-section on the left and a perspective view of the building's facade and roof on the right.

Cross-section (Left): This section shows the internal structure of the building, including the ground floor, first floor, and roof. It details the arrangement of rooms, the placement of columns, and the structural elements of the roof. The drawing is labeled with various dimensions and structural notes.

Facade and Roof (Right): This part shows the exterior of the building, highlighting the large, flat roof and the prominent, white, triangular gable structure. The drawing includes labels for the 'Dachstuhl' (roof structure), 'Dachstuhl' (roof structure), and 'Dachstuhl' (roof structure).

Architectural drawing of a building facade with a gabled roof. The drawing shows a two-story structure with a dark gabled roof and light-colored walls. There are several windows and doors, some with shutters. The drawing includes a title block at the bottom left with the text "PROJEKCIJA" and "ARHITEKTURA".

24"x36" SHEET SIZE

2/23/2026

PG-1.2 Porcupa Typical Section

COURTYARD BUILDING



Polly Giles
912-667-7472
pollygiles@aol.com

Sheet Index

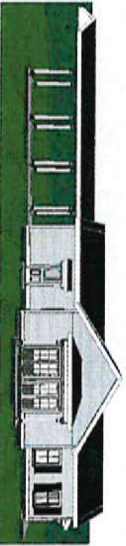
1:1



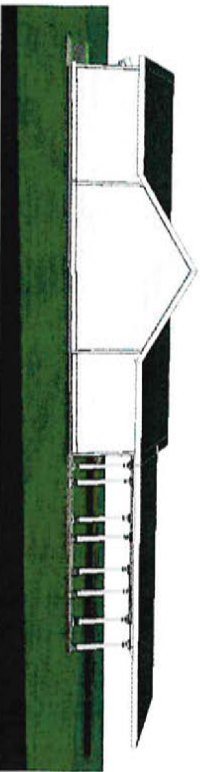
CY-Entrance Perspective 1/4" = 1'-0"



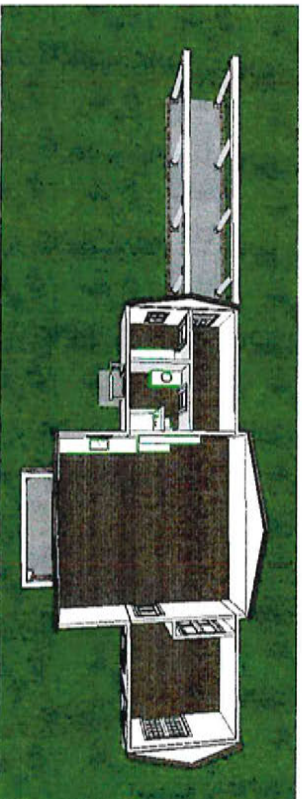
CY-Rear Perspective 1/4" = 1'-0"



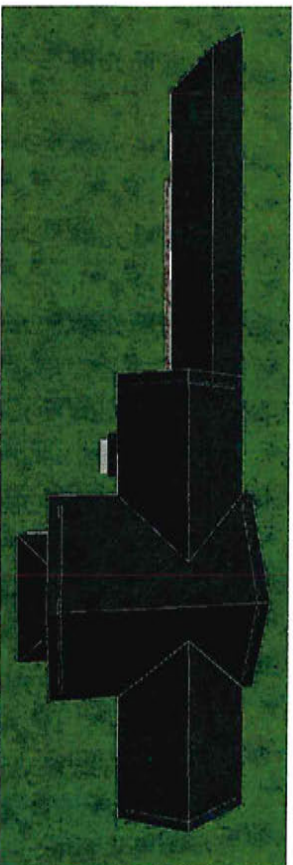
CY-Right Side Perspective 1/4" = 1'-0"



CY-Left Side Perspective 1/4" = 1'-0"



CY-Interior Perspective 1/4" = 1'-0"



CY-Overhead Perspective 1/4" = 1'-0"

Floyd Residence

5718 Skidaway Road Savannah Ga
31406

PIN# 20149 03017

MEMBER
A I
B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

By the use of this seal, the architect certifies that he is a duly licensed member of the American Institute of Building Design, and that he is qualified to perform the services for which he is employed. The architect also certifies that he is not a member of the American Institute of Building Design, and that he is not qualified to perform the services for which he is employed. The architect also certifies that he is not a member of the American Institute of Building Design, and that he is not qualified to perform the services for which he is employed.

SHEET TITLE

Cover Sheet Courtyard

CY-1.1

SHEET 17 OF 23

24"x36" SHEET SIZE

2/23/2026



Polly Giles
912-667-7472
email - pollygiles@aigil.com



Floyd Residence

5718 Skidaway Road Savannah Ga
31406

PIN# 20149 03017

SHEET TITLE
Foundation/Floorplan

CY-2.1

SHEET 18

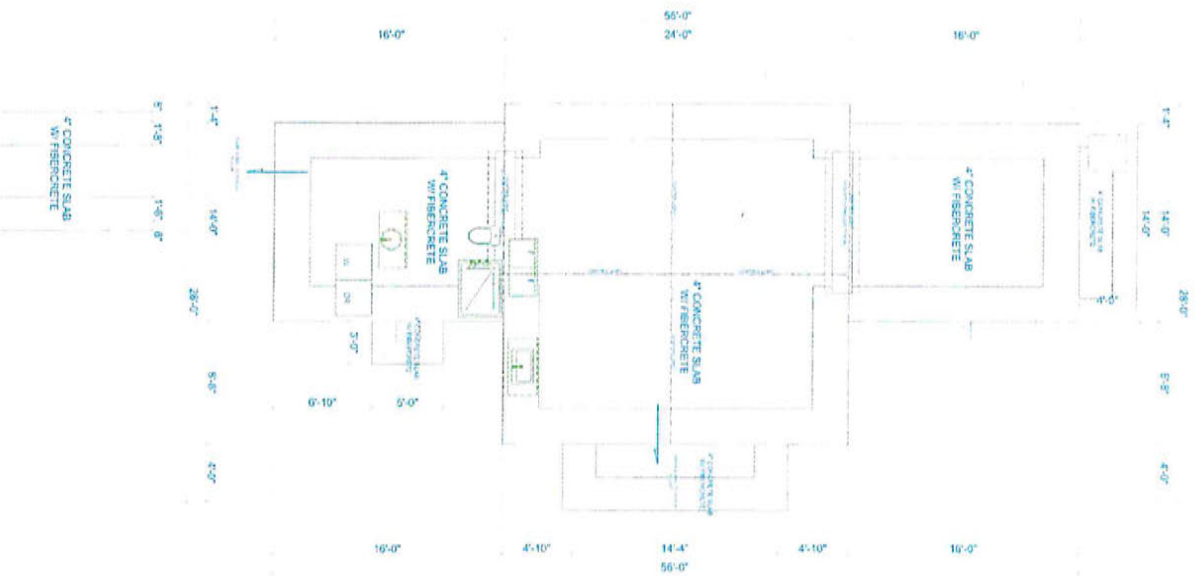
OF 23

Outstanding Footings
1,024 sq ft
Outstanding First Floor
56 sq ft
Outstanding Second Floor
226 sq ft

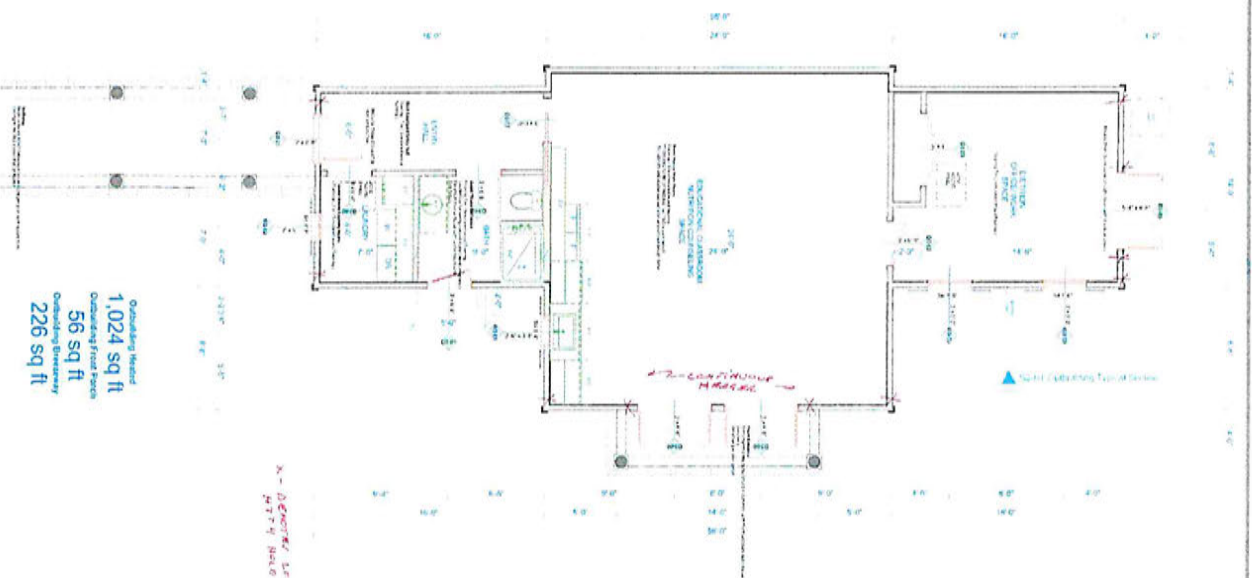


X - DEMOLITION SECTION OF FLOORPLAN
NOT TO SCALE

A-01
24"x36" SHEET SIZE
Foundation
1/4" = 1'-0"



A-03
Floorplan Lower Level
1/4" = 1'-0"



2/23/2026



Polly Giles
912-667-7472
pollygilesinc@gmail.com



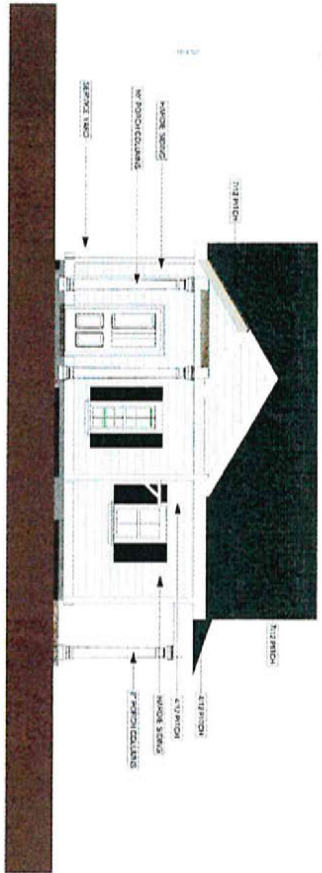
Floyd Residence
5718 Skidaway Road Savannah Ga
31406
PIN# 20149 03017

THIS DOCUMENT IS THE PROPERTY OF POLLY GILES INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF POLLY GILES INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

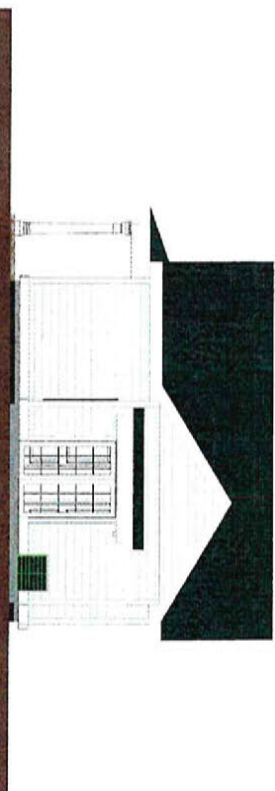
SHEET TITLE
Elevations 2D

CY-3.1

SHEET 20 OF 23



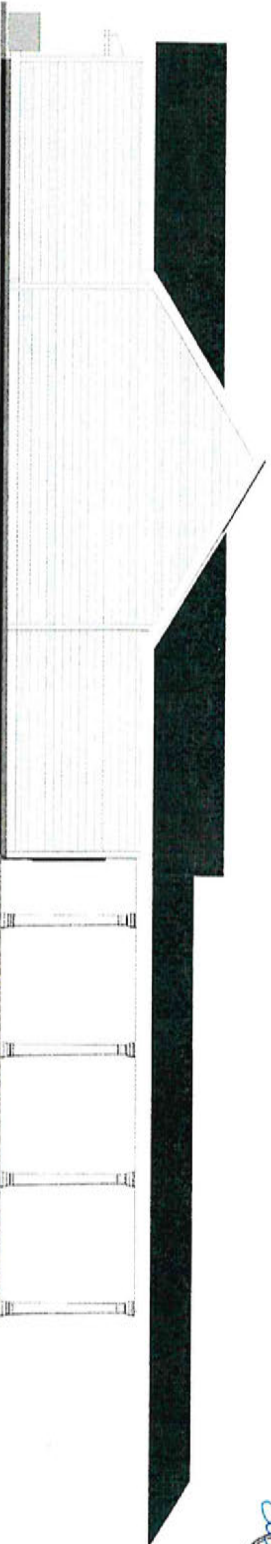
E-05 CY-Front Elevation 1/4" = 1'-0"



E-07 CY-Rear Elevation 1/4" = 1'-0"



E-06 CY-Right Side Elevation 1/4" = 1'-0"

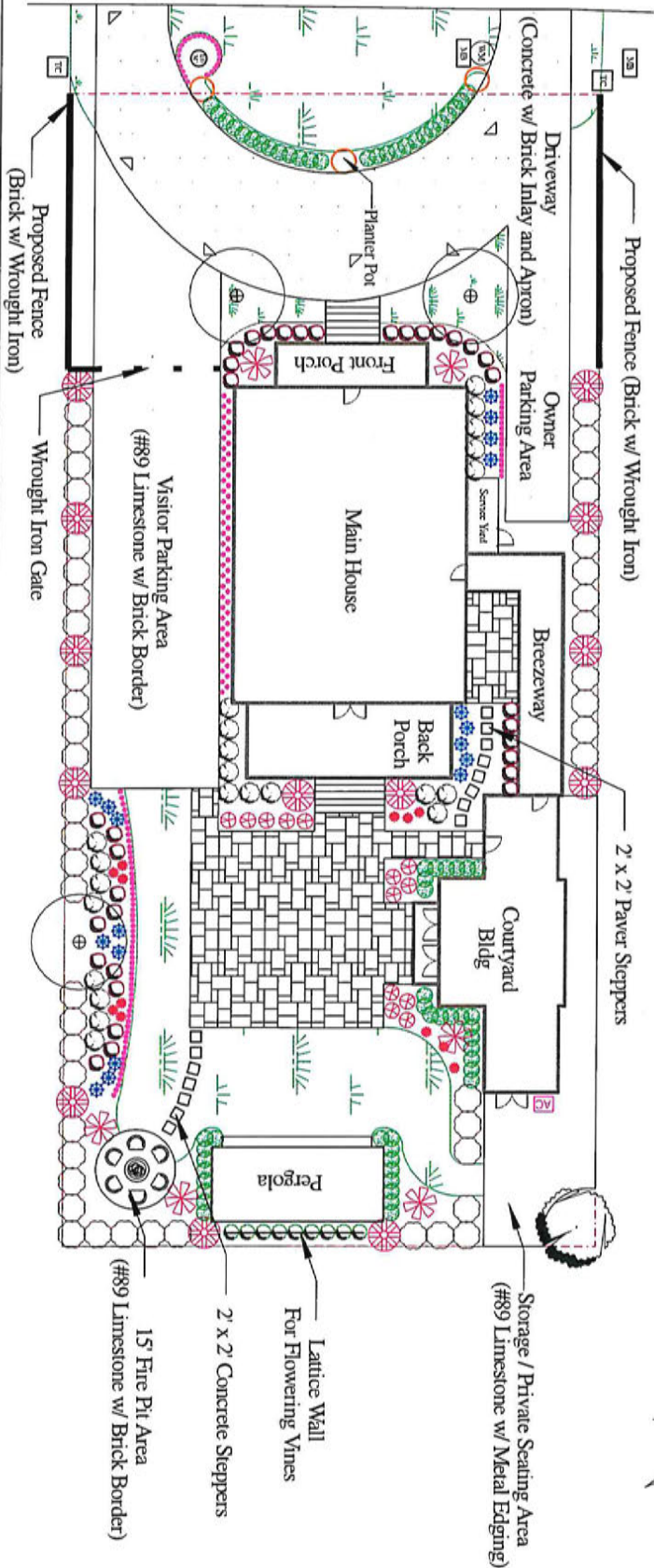


E-08 CY-Left Side Elevation 1/4" = 1'-0"

24"x36" SHEET SIZE



Skidaway Road



Legend

Common Name	Qty	Size	Common Name	Qty	Size	Common Name	Qty	Size
Encore Azalea, Mixed Varieties	34	7 Gal.	Miscanthus, Adagio	12	3 Gal.	Ligustrum, Waxleaf	48	15 Gal.
Boxwood, Japanese	65	7 Gal.	Hydrangea, Mixed Varieties	18	3 Gal.	Drift Rose, Mixed Varieties	13	3 Gal.
Camellia, Mixed Varieties	13	30 Gal.	Liriope, Aztec	160	1 Gal.	Creeping Fig	9	3 Gal.
Crape Myrtle, Sioux	6	15 Gal.	Loropetalum, CarolinalMidnight	23	7 Gal.			
Fringe Tree, Chinese	3	30 Gal.	Magnolia, Little Gem	1	30 Gal.			