



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



File online
26-001307-ZBA



Paid Thurs
March 12/2026

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): 709 East 39th 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.): 20063 28027
Total acreage or SF of the subject property: 0.09
Zoning District(s): SAV 4 TR-1
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Residential - single family home TR-1

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: see attached

- ☐ 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.: _____



Shawna Boyle <shawna.boyle@gmail.com>

Zoning

1 message

Reason II A:

Shawna Boyle <shawna.boyle@gmail.com>

To: Shawna Boyle <shawna.boyle@gmail.com>

Mon, Mar 23, 2025 at 11:54 AM

I purchased this house after the three properties were severed, property lines re-drawn as well. I have rebuilt my back deck/porch after both some damage and to have some outdoor space/shade. I did not know I needed a permit, but once aware began to work towards conforming. Unfortunately neither my front nor back door are more than 5' from the property line. There is no way to make the back door usable (the only other exit from the home) with a 5' set back. I am asking for a variance to allow a three foot setback In order to accommodate the neighbour's property I will fire rate the side nearest to the property line. This will entail significant shortening/modification to existing deck (already built) which I am paying for. I have a property survey, an architect involved with the overlay of changes, and he is going to finalize the modifications before proceeding.

I feel that having two exits to my home is required in case of fire or emergency. The previous deck/porch was actually all the way to the edge of my home which is less than 5 feet from my property line.

There is a pending permit for the existing structure with modifications to be approved prior to me undertaking this, since the costs are not insignificant and I want to only to this once.

Sent from my iPhone

III. Application History.

- Have ~~any~~ previous applications been made regarding the subject property?
☒ Yes ☐ No If yes, please provide the file number(s): 26-29501-BR - building permit
- 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): Shawna Lee Boyle

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

Address: 709 East 39th Street

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): Ben Summerlin (lawyer)

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 (paid online).
- ☐ 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) 20063 28027, I (we) authorize Ben Summerlin (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): Shawna Boyle

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

Signature(s) [Signature] Date March 18, 2026

Witness Signature Certificate

State of Georgia

County of DeKalb

Signed or attested before me on 03/18/2026 by Shawna Boyle
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 GA Driver's License

[Signature]
Signature of Notary Public



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

My commission expires: 07/14/2029

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

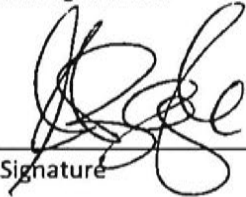
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete 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: _____

Print

Signature

Date

Shawna Boyle  March 12, 2026

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)

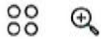


SAGIS Viewer

709 e 39 street, Savannah, 31401



Property Boundaries
(Parcels): 709 E 39TH ST



Property Address: 709 E 39TH ST

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

Parcel ID (PIN): 20063 28027

Owner Name: BOYLE SHAWNA

Estimated Zoning: TR-1 Traditional Residential-1

Estimated Flood Zone: X

Calculated Acreage: 0.09

Local Historic District: N/A

Alderman District: SAV 4

County Commission District: 2

Elementary School: Shuman Elementary School

Middle School: Hubert Middle School

Sale Price: 275,000

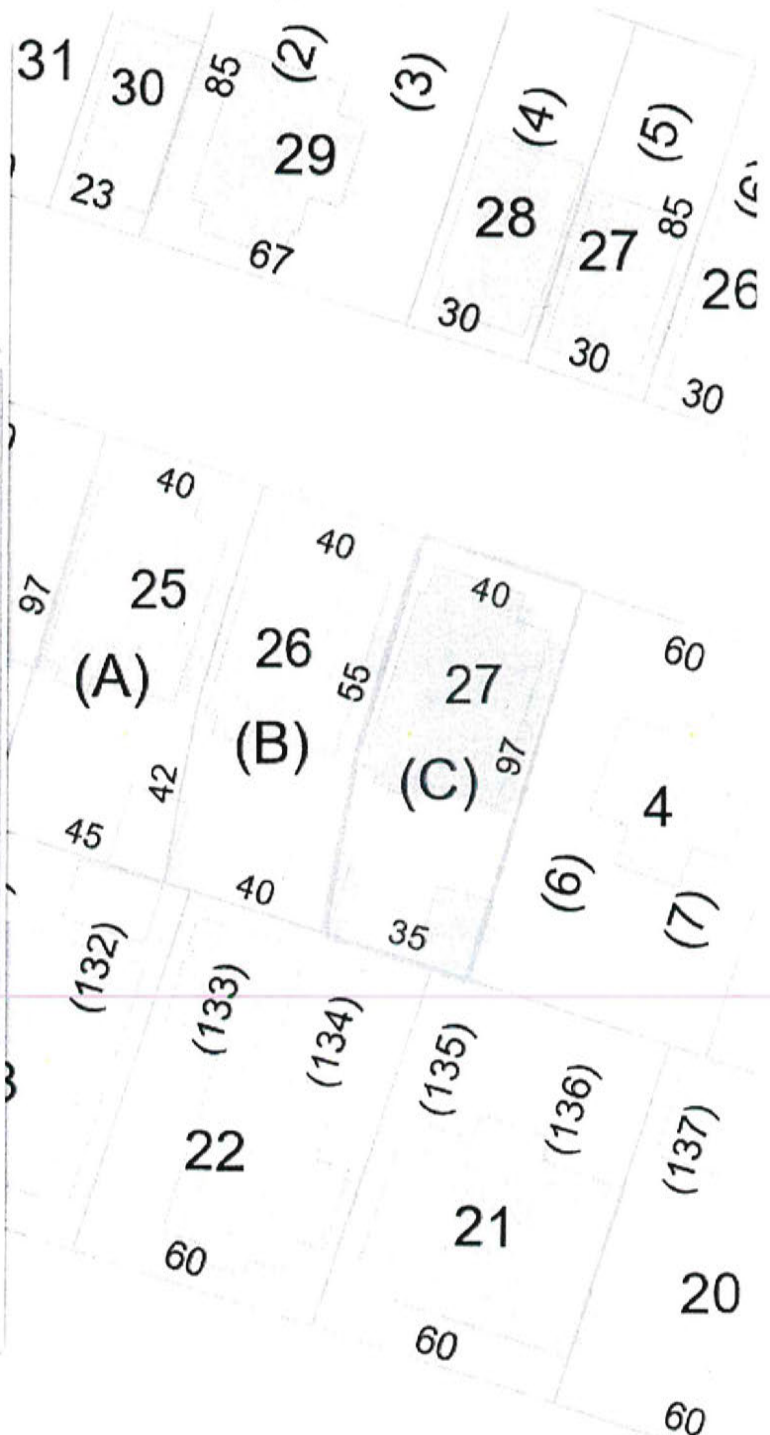
Sale Date: 5/15/22, 8:00 PM

Fair Market Value: \$408,300

Land Value: \$70,000

Building Value: \$338,300

Year Built: 1,922



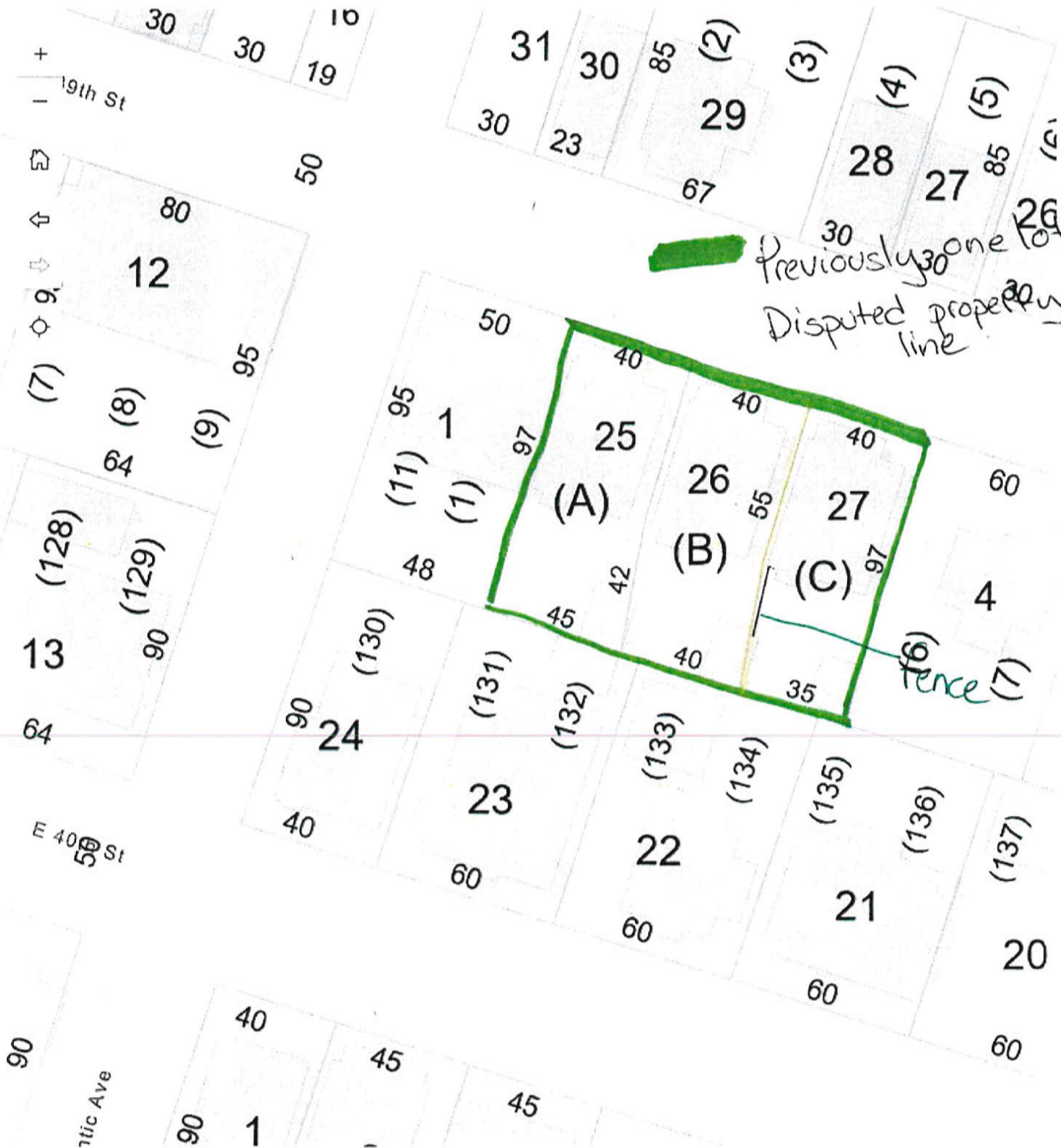
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SAGIS Viewer



709 e 39 street, Savannah, 31401



50 ft

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

LEGEND

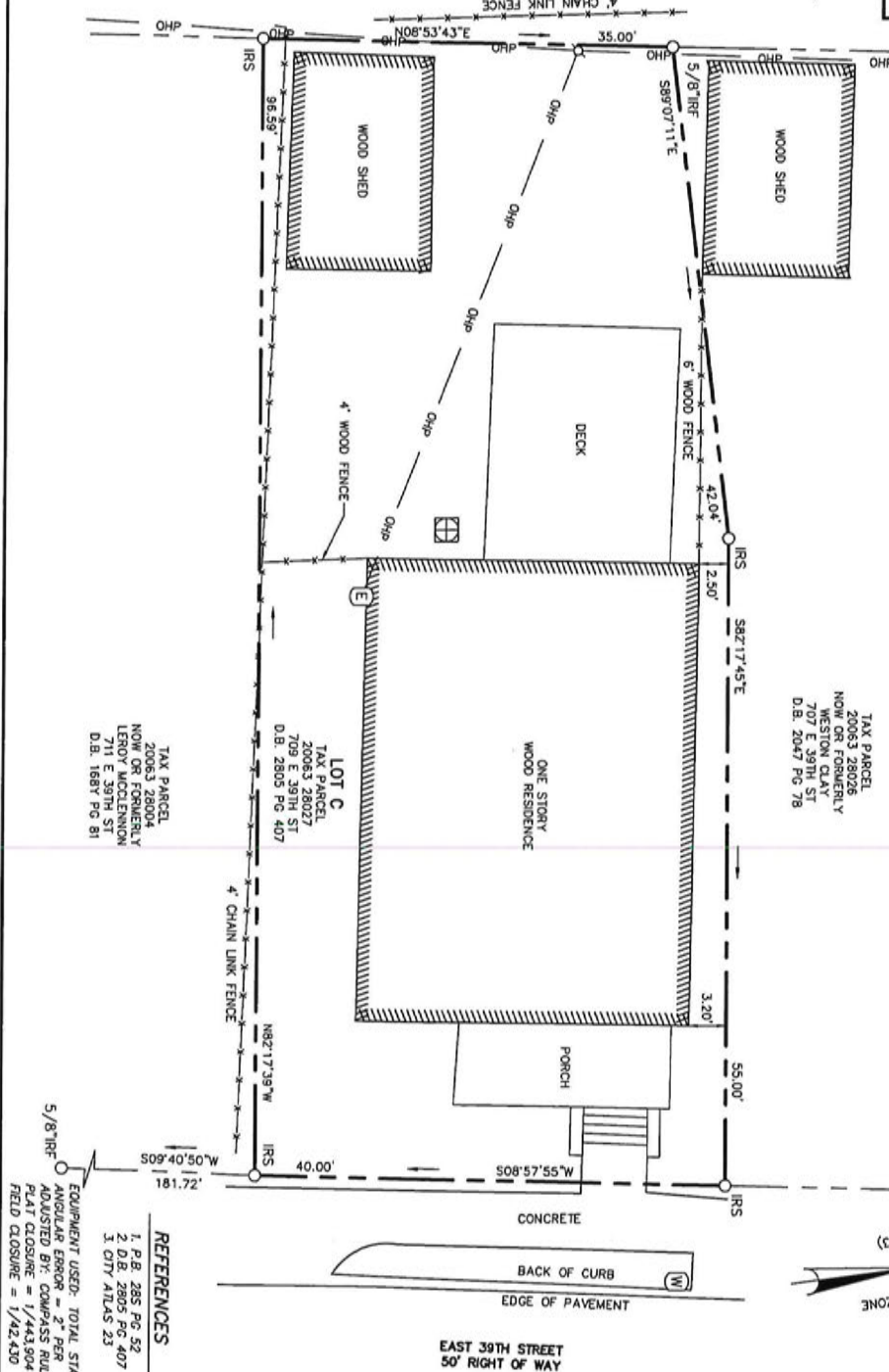
- OIRF IRON ROD FOUND
- OIRS 5/8" IRON ROD SET
- E ELECTRIC METER
- HMAC HVAC EQUIPMENT
- P POWER POLE
- W WATER METER
- OHP OVER HEAD UTILITY LINE

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 REMOVE OR AFFECT ANY LOCAL JURISDICTION, LIABILITY 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 COMPLES WITH THE MINIMUM TECHNICAL STANDARDS REQUIRED BY THE SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-57.



SURVEYOR'S NOTES

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0162G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- 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.
- THE BUILDING SETBACK LINES, EASEMENTS, AND/OR BUFFERS, IF SHOWN HEREON, HAVE BEEN DETERMINED FROM THE RECORD. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS PLAT TO VERIFY ANY BUILDING SETBACK LINES, EASEMENTS, AND/OR BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- 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.
- THIS SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS NOT OBSERVED ANY EVIDENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.



A BOUNDARY RETRACEMENT SURVEY OF
LOT C, OF A RECOMBINATION OF LOTS 2, 3, 4, & 5,
BLOCK 22, GARRARD WARD,
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR
SHAWNA BOYLE



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

PROJECT #:	240685
FIELD:	10/29/24
DRAWING:	11/21/24
LAST REVISION:	NA
DRAWN BY:	JET

709
E. 39th St.
Savannah, Georgia

carangeloarchitects.com



CARANGELO
ARCHITECTS

ARCHITECTURE
PLANNING
PERMITTING
CONSULTING
PLAN REVIEW

Jason Carangelo AIA, LEED AP
(912) 344-6512

CONCEPT AND ALL RIGHTS RESERVED. PROJECT OF
THIS FIRM IS NOT TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CARANGELO ARCHITECTS, LLC.

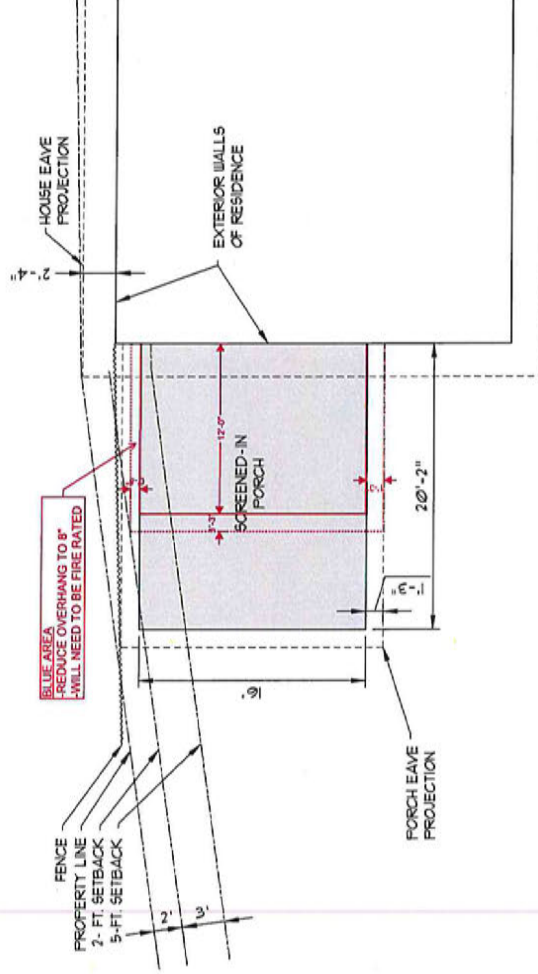
NOT FOR CONSTRUCTION

Project No.	
Client	
Location	
Architect	
Designer	
Engineer	
Interior Designer	
Other	
Scale	
Date	

CONCEPT PLANS

Sheet No.	
Project No.	
Client	
Location	
Architect	
Designer	
Engineer	
Interior Designer	
Other	
Scale	
Date	

SK.1



PROPOSED PORCH AND PROPERTY LINE LAYOUT
SCALE: 1/4" = 1'-0"

A BOUNDARY RETRACEMENT SURVEY OF
LOT C, OF A RECOMBINATION OF LOTS 2, 3, 4, & 5,
BLOCK 22, GARRARD WARD,
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR

SHAWNA BOYLE

Printable page

PARID: 20063 28027

BOYLE SHAWNA

709 39TH ST E

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
BOYLE SHAWNA			709 E. 39TH STREET SAVANNAH GA 31401

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
BOYLE SHAWNA		709 E. 39TH STREET		SAVANNAH	GA	31401

Parcel

Status	ACTIVE
Parcel ID	20063 28027
Category Code	RES - Residential
Bill #	2932232
Address	709 E 39TH ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31401-
Neighborhood	20054.00 - T054 THIRTY-SEVENTH
Total Units	
Zoning	TR-1
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT C RECOMBINATION OF LOTS 2, 3, 4 & 5 BLK 22 GARRARD WD SMB 28S 52 .09 ac
Acres	.08
Deed Book	2805
Deed Page	0407

Permits

Permit #	Permit Date	Status	Type	Amount
24-00643-BR-1	01/30/2025	Complete	CC - CERTIF OF COMP	
24-02298-MR	09/19/2024	Complete	HT - HEAT/FURN/HVAC	
24-00643-BR	03/04/2024	Complete	RN - RENOVATIONS	\$40,000.00
23-11894-ER	12/14/2023	Complete	EL - ELECTRIC	\$2,200.00
DUMMY-1	11/01/2003	Complete	RN - RENOVATIONS	\$0.00

Inspection

Inspection Date	Reviewer ID
10/30/2025	FLPERRY
04/13/2023	PANDREWS
06/01/2020	PSMILLER
12/08/2016	MBURNER
04/07/2014	PSMILLER

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
05/16/2022	275,000	Q	TD	2805 - 0407	TRUE NORTH CORPORATION, AS TRUSTEE	BOYLE SHAWNA
12/30/2005	0	U	QC	301Y - 0381	OBRIEN WILLIAM S & KAREN	TRUE NORTH CORPORATION AS
02/21/2003	132,500	Q	WD	247L - 0555	DOOLEY EDNA C	O'BRIEN WILLIAM S & KAREN
12/12/2001	0	U	NA	229V - 0252	DOOLEY THOMAS J	DOOLEY EDNA C

Land

Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	3,515
Acres	.0807
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Residential Building

Card #	1
Actual Year Built	1922
Effective Year Built	2005
Type	1 - Single Family Residence
Style/Stories	1 - ONE STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	1,092
Basement Area	0
Finished Basement Area	No
Bedrooms	3

Full / Half Baths

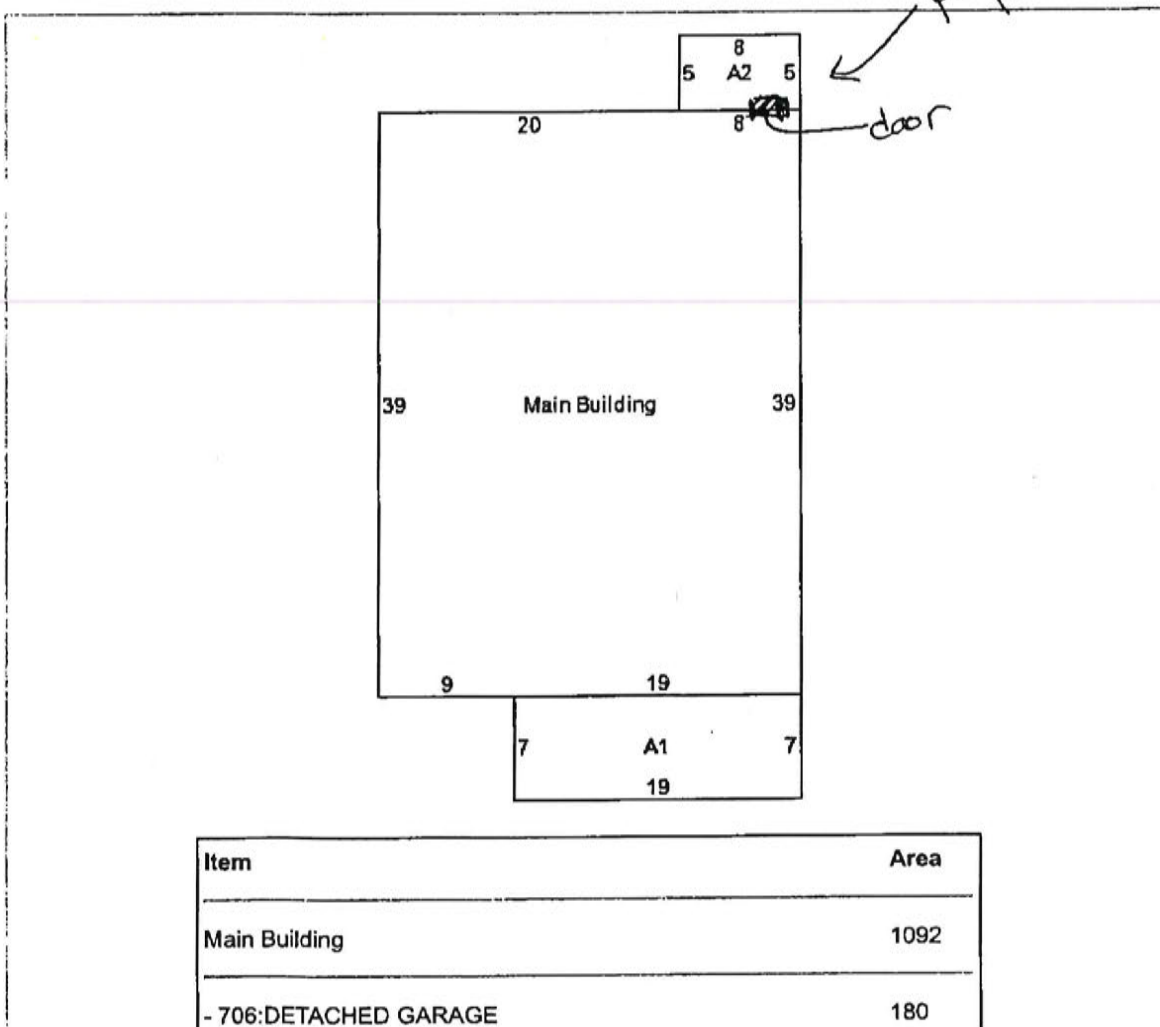
1 / 0

OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	706 : DETACHED GARAGE	1960	E	1		180

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2025	70,000	338,300	408,300	
2024	70,000	254,400	324,400	
2023	37,500	207,300	244,800	
2022	37,500	77,600	115,100	
2021	15,000	67,200	82,200	
2020	15,000	51,000	66,000	
2019	15,000	51,000	66,000	
2018	12,300	24,600	36,900	
2017	12,300	24,600	36,900	
2016	12,300	26,600	38,900	



A1 - 904:904-Slab Porch (SF) with Roof	133
A2 - 904:904-Slab Porch (SF) with Roof	40

