



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

25-005329-ZBA



DEC 19 2025

Revision



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

Zoning Board of Appeals Application

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): 618 Montgomery St. 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.): 20045 26006

Total acreage or SF of the subject property: 1,500 SF 10.03 Acres

Zoning District(s): D-C Downtown Commercial Downtown Hist. District

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

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:** The applicant requests a variance from the requirement to provide parking for the applicant intends to build on 618 Montgomery St. The applicant intended to provide one p; however, traffic and engineering would not allow for parking off of Montgomery due to it being the proximity of the lot to the corner of Lorch and Montgomery. The applicant took further step:

☐ **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.: _____

Variance Request (II.A)

618 Montgomery St:

The applicant requests a variance from the requirement to provide parking for two new townhouses that the applicant intends to build on 618 Montgomery St. The applicant intended to provide one parking space for each townhouse to satisfy the requirement; however, traffic and engineering would not allow for parking off of Montgomery due to it being a major arterial way and due to the proximity of the lot to the corner of Lorch and Montgomery. The applicant took further step to meet the parking requirements but without success. See attached letter.

III. Application History.

- Have any previous applications been made regarding the subject property? 25-004200-SUBP
☒ Yes ☐ No If yes, please provide the file number(s): 25-005329-2BA, 25-004271-COA,
- 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 # N/A and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): GIT Homes, LLC
Registered Agent: Naser Jaber
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: PO Box 670
City, State, Zip: Richmond Hill, GA 31324
Telephone: [REDACTED] Fax: [REDACTED]
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): _____

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

Signature(s) Date

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____ by _____
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 of Notary Public

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

My commission expires: _____

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>Naser Jaber</u>		<u>12/16/2025</u>
	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)

RETAIN THIS PAGE

Instructions

1. Applicants shall contact the Secretary to the Zoning Board of Appeals (ZBA) at the MPC, 110 E State St, prior to submitting an application. Call the MPC at 912.651.1440.
2. The application form must be complete according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. Failure to submit a completed application will delay placement on an agenda. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
3. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
4. A plot plan must be provided when a dimensional variance or use permit is requested. Plot plan criteria are listed below.
5. Supporting documents, such as the written decision that is being appealed (and specifics on why the decision is in error), or the associated COA Staff Report/Decision, Subdivision Staff Report/Decision, Site Permit Staff Report, and City Manager Decision must be provided. If Property Owner/Petitioner is not an individual, provide the Georgia Annual Registration.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meetings dates are part of this application.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for the next posted ZBA hearing date.
2. The MPC will notify the Petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
3. The Petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning & Urban Design Office located at 20 Interchange Drive, Administration Building. The Petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE ZBA MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days prior to the meeting, the petition shall be rescheduled.
4. The Petitioner is responsible for removing the sign(s) within 10 days of the ZBA decision.
5. The ZBA agenda, which includes the staff report, will be posted on www.thempc.org no later than 48 hours before the scheduled meeting.
6. The ZBA hearing will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
7. Digital presentations must be provided to the Secretary to the ZBA at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioner shall provide a sufficient number of copies for the Board and Board secretary.
8. Requests to withdraw, defer or continue a petition is outlined in [Sec. 3.1.7.b](#).
9. A written notice of the ZBA decision will be sent to the Petitioner by the MPC following the meeting.
10. Building permits and approvals will be released upon receipt by the City of the ZBA decision.
11. A variance requiring a building permit shall expire after twelve (12) months from the date of approval if no building permit is issued. If a building permit is issued and expires under the terms of this Ordinance, the variance requiring the building permit shall also become null and void at the same time the building permit expires.
12. An appeal of the final written decision of the ZBA may be taken by filing a petition for certiorari with the Chatham County Superior Court within 30 days of the final action.

Plot Plan Criteria (If you are applying for a dimensional variance or special use approval, a plot plan of the subject property must be submitted with this application. The plot plan must include the below information.)

- North arrow and scale
- Street name(s)
- Dimensions of lot(s)
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Location and dimensions of and proposed construction
- Types of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

The Petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least 15 DAYS PRIOR TO THE ZONING BOARD OF APPEALS MEETING.

RETAIN THIS PAGE

**2025 Application Submittal Deadlines
And Meeting Dates
for Zoning Board of Appeals**

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submit Electronically to: planning@savananhga.gov	Zoning Board of Appeals Meeting Dates <i>(All meetings are scheduled for every three weeks on Thursdays unless otherwise noted.)</i> Meeting Time: 10:00 a.m. Meeting Location: MPC, 112 E State St, Arthur A. Mendonsa Hearing Room.
DEC 13	JAN 23
JAN 31	FEB 27
FEB 21	MAR 27
MAR 28	APR 24
APR 25	MAY 22
MAY 23	JUN 26
JUN 27	JUL 24
AUG 1	AUG 28
AUG 22	SEP 25
SEP 26	OCT 23
OCT 24	NOV 20 **3 rd Thursday**
NOV 21	DEC 18 **3 RD Thursday**
DEC 19	JAN 22, 2026

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

ZBA Application attachment to Section II A (Request for Variance).

The applicant met with a zoning lawyer and reached out to five neighbors in an attempt to make remote parking agreements. These attempts were unsuccessful.

702 Montgomery

608 Montgomery

500 Montgomery

621 Jefferson St

319 Lorch St.

The applicant reached out to the neighbor located at 624 Montgomery to seek support for the project and the parking variance. The neighbor (Ms. Sharon Jones) gave support for the project and re-iterated the ease at which parking is available on Montgomery in this area throughout the year. Ms. Jones provided a letter stating her support.

Thank you,



Naser Jaber



October 22, 2025

RE: 618 Montgomery Street

To whom it may concern:

My name is Sharon Jones, and I am the owner of 624 Montgomery Street, Savannah, GA 31401. I live next door to the above-referenced property. It is my understanding that the owner of 618 Montgomery Street is seeking to build two townhouses – one with onsite parking, and one without – and that there needs to be a variance to allow the townhouse with no parking. I am writing this letter in support of allowing the variance.

My husband and I want to see 618 Montgomery Street developed. It has been a nuisance since we moved here. It has been unsightly and unsafe. The previous owner's structure collapsed this past summer and could have injured someone. I realize that the owner needs to have a financially viable project, and two townhouses would accomplish that.

In my opinion, it is reasonable for one of the subject townhouses to have on-street parking only. I have a small driveway for my car, but my husband has parked his car on the street every day since 2023. In two years, there was only one time that my husband had to park around the corner on a different street, and that was because there was a festival at Forsyth Park. The new parking structure that is being built at Forsyth will take care of Forsyth's parking issues. The residences across the street from our property are all short-term vacation rentals and are usually empty during the week. There is also an apartment complex with off-street parking. Most of the time, Montgomery Street in this area is almost empty. There will be no problem with parking for the one townhouse to use street parking.

Thank you, and please feel free to contact me at any time.

Sharon Jones



STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 01/25/2025 10:52:05

BUSINESS INFORMATION

BUSINESS NAME : Global Investment Traders, LLC
CONTROL NUMBER : 18104204
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2025

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 160 Marshview Dr, Richmond Hill, GA, 31324, USA
REGISTERED AGENT NAME : Charles Bowen
REGISTERED OFFICE ADDRESS : 1711 Price Street, Savannah, GA, 31401, USA
REGISTERED OFFICE COUNTY : Chatham

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : PO Box 670, Richmond Hill, GA, 31324, USA
REGISTERED AGENT NAME : Charles Bowen
REGISTERED OFFICE ADDRESS : 1711 Price Street, Savannah, GA, 31401, USA
REGISTERED OFFICE COUNTY : Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Naser Jaber
AUTHORIZER TITLE : Member

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT

NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Global Investment Traders, LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 04/03/2025 changing its name to

GIT Homes, LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 04/11/2025.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed
Secretary of State
Filing Date: 4/3/2025 10:13:37 AM

Article 1

Business Name : Global Investment Traders, LLC
Control Number : 18104204

Article 2

The date the original articles of organization were filed was: 08/21/2018

Article 3

The entity hereby adopts an amendment to change its name to the following new business name:

New Business Name : GIT Homes, LLC
Effective Date : 04/03/2025

Authorizer Information

Authorizer Signature : Charles Bowen

Authorizer Title : Attorney In Fact