



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



26-000196-2BA

JAN 14 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): 1402 E 51st Street Savannah, Georgia 31404

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.): 20084 18008

Total acreage or SF of the subject property: 0.145 acres

Zoning District(s): R6 RSF-6 (Parkside Conservation District)

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): 02 - 2-4 FAMILY (multi-family)

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:** Reestablish non-conforming use. I am turning my single family property into a duplex. The property's land code is 02 - 2-4 family, and the Sanborn fire maps indicate the property used to be two dwellings. The only structural change on the property is the infilling of a doorway that would completely separate the home into two units. I have a renovation permit that is pending for to infill the doorway. The renovation would require no structural elements to be modified. No plumbing, electrical, or mechanical work involved. After completion I will have the doorway inspected by the fire marshal to ensure it is up to code. I will be adding a kitchen to the unit above the garage, and after the kitchen is added both units will have a bathroom and kitchen.

☐ **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): 26-000167-PLAN
- 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 # 26-000167-PLAN and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): Stephen M. Krause and Nicole E. Valencia

Registered Agent: _____

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

Address: 1402 E 51st Street

City, State, Zip: Savannah, GA 31404

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): Stephen M. Krause and Nicole E. Valencia

Registered Agent: _____

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

Stephen Krause Nicole Valencia
Signature(s)

1/18/26
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on January 18th, 2026 by Stephen Krause, Nicole Valencia
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

Gracie Ann M. Light
Signature of Notary Public



Gracie Ann M. Light

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 02/28/2028

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: Stephen Krause
Print
Nicole Valencia

Stephen Krause
Signature
Nicole Valencia

1/18/2026
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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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. Note, sign(s) may have to be posted for 30 DAYS based on Sec. 3.2.5.c.1.
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.**

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2026 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 12	JAN 22
JAN 16	FEB 26
FEB 17	MAR 26
MAR 13	APR 23
APR 20	MAY 28
MAY 15	JUN 25
JUN 15	JUL 23
JUL 17	AUG 27
AUG 14	SEP 24
SEP 14	OCT 22
OCT 9	NOV 19 **3 rd Thursday**
NOV 9	DEC 17 **3 RD Thursday**
DEC 18	JAN 28, 2027

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.

Printable page

PARID: 20084 18008

KING BARBARA T

1402 51ST ST E

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
KING VICTORIA MARIE ETAL			1402 E 51ST ST SAVANNAH GA 31404-4038

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
KING VICTORIA MARIE		1402 E 51ST ST		SAVANNAH	GA	31404

Parcel

Status	ACTIVE
Parcel ID	20084 18008
Category Code	RES - Residential
Bill #	3019386
Address	1402 E 51ST ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31404-
Neighborhood	05040.00 - E040 EDGEMERE
Total Units	
Zoning	R6
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	627 & 628 PIERPONT WD
Acres	.145
Deed Book	
Deed Page	

Inspection

Inspection Date	Reviewer ID
09/04/2024	CANWILLIAMS
08/04/2023	CANWILLIAMS
03/16/2021	EPORTER
03/15/2017	PSMILLER
02/03/2012	ALCUMMIN

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
09/04/2025	0	U	QC	3770 - 0430	ARNSDORFF ABIGAIL A & AMANDA	KING VICTORIA MARIE ETAL
01/27/2025	0	U	QC	3577 - 0115	KING VICTORIA MARIE	ARNSDORFF ABIGAIL A & AMANDA
10/23/2024	0	U	QC	3510 - 0083	KING BARBARA T	KING VICTORIA MARIE
07/30/2008	0	U	NA	-	KING ROBERT T & BARBARA T	KING BARBARA T
05/09/2002	180,000	Q	NA	236F - 0221	CYR ANGELA MARIA F	KING ROBERT T & BARBARA T

Land

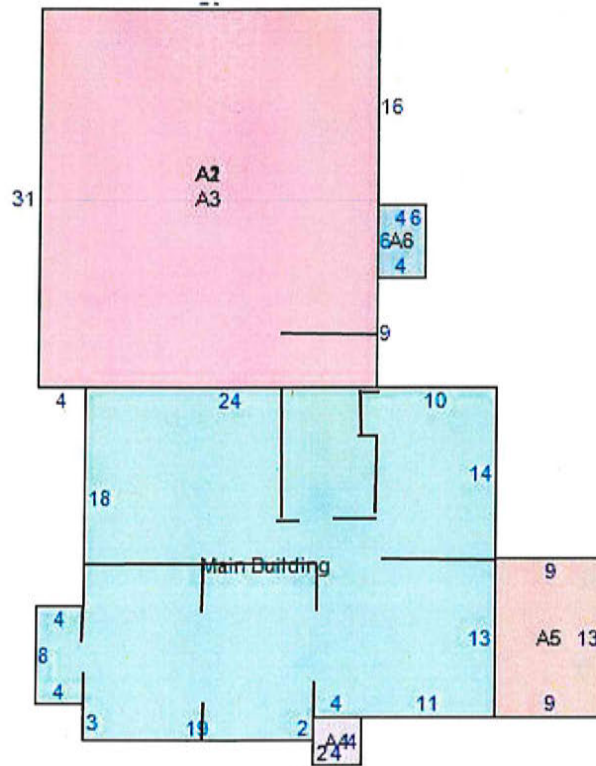
Line Number	1
Land Type	U - UNIT
Land Code	02 - 2-4 FAMILY
Square Feet	
Acres	
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Residential Building

Card #	1
Actual Year Built	1945
Effective Year Built	1995
Type	1 - Single Family Residence
Style/Stories	1 - ONE STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	
Basement Area	0
Finished Basement Area	No
Bedrooms	3
Full / Half Baths	2 / 0

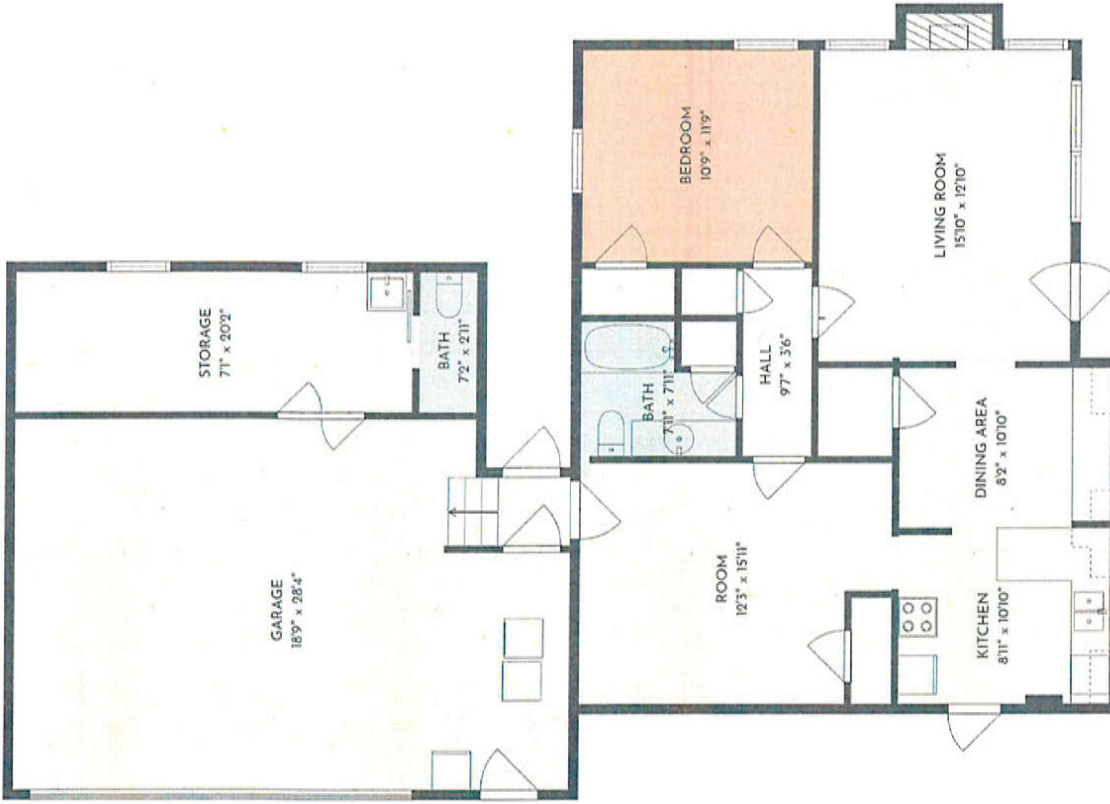
Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2016	50,500	222,300	272,800	

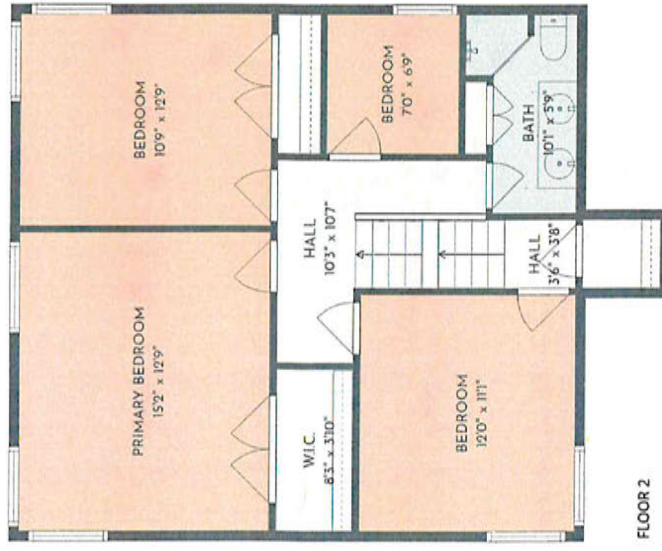


Item	Area
Main Building	988
A1 - 100:100- LIVING SPACE	868
A2 - 100:100- LIVING SPACE	868
A3 - 711:711	868
A4 - 904:904	16
A5 - 904:904	117
A6 - 903:903	24





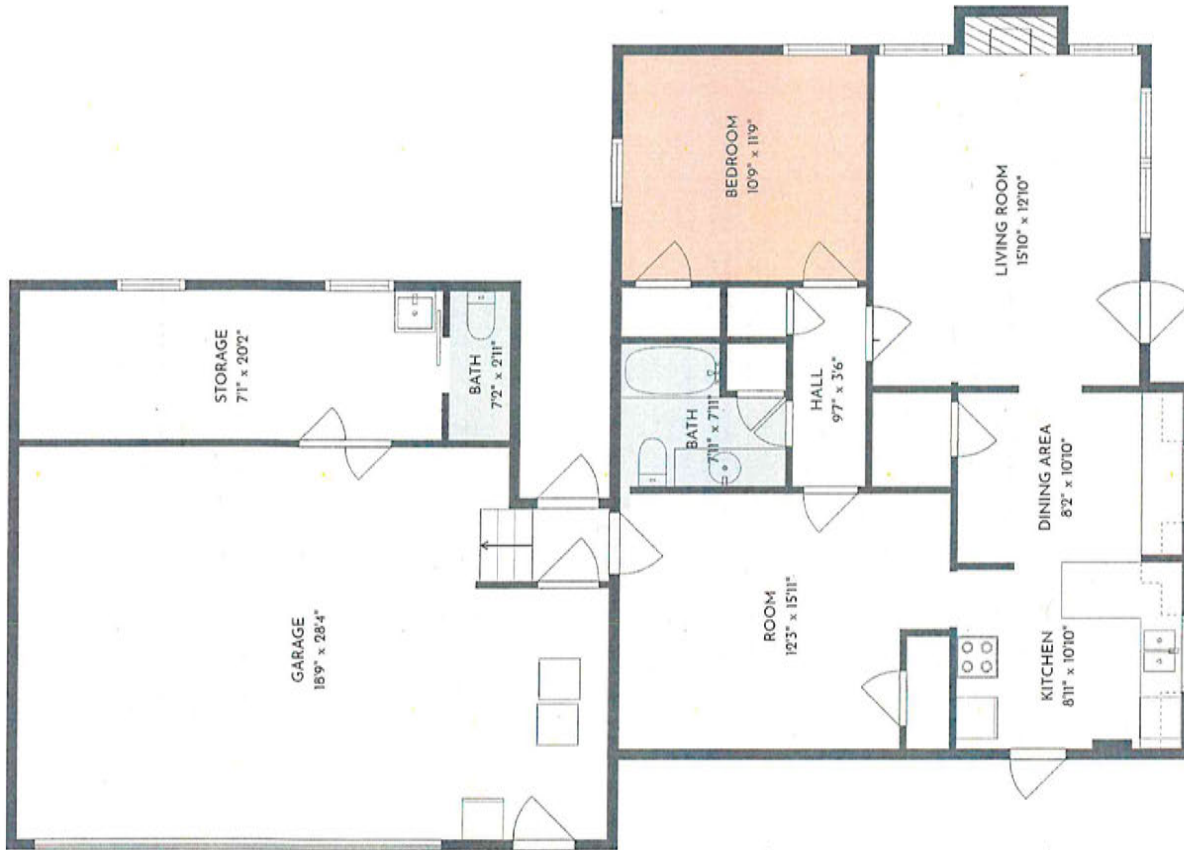
FLOOR 1



FLOOR 2

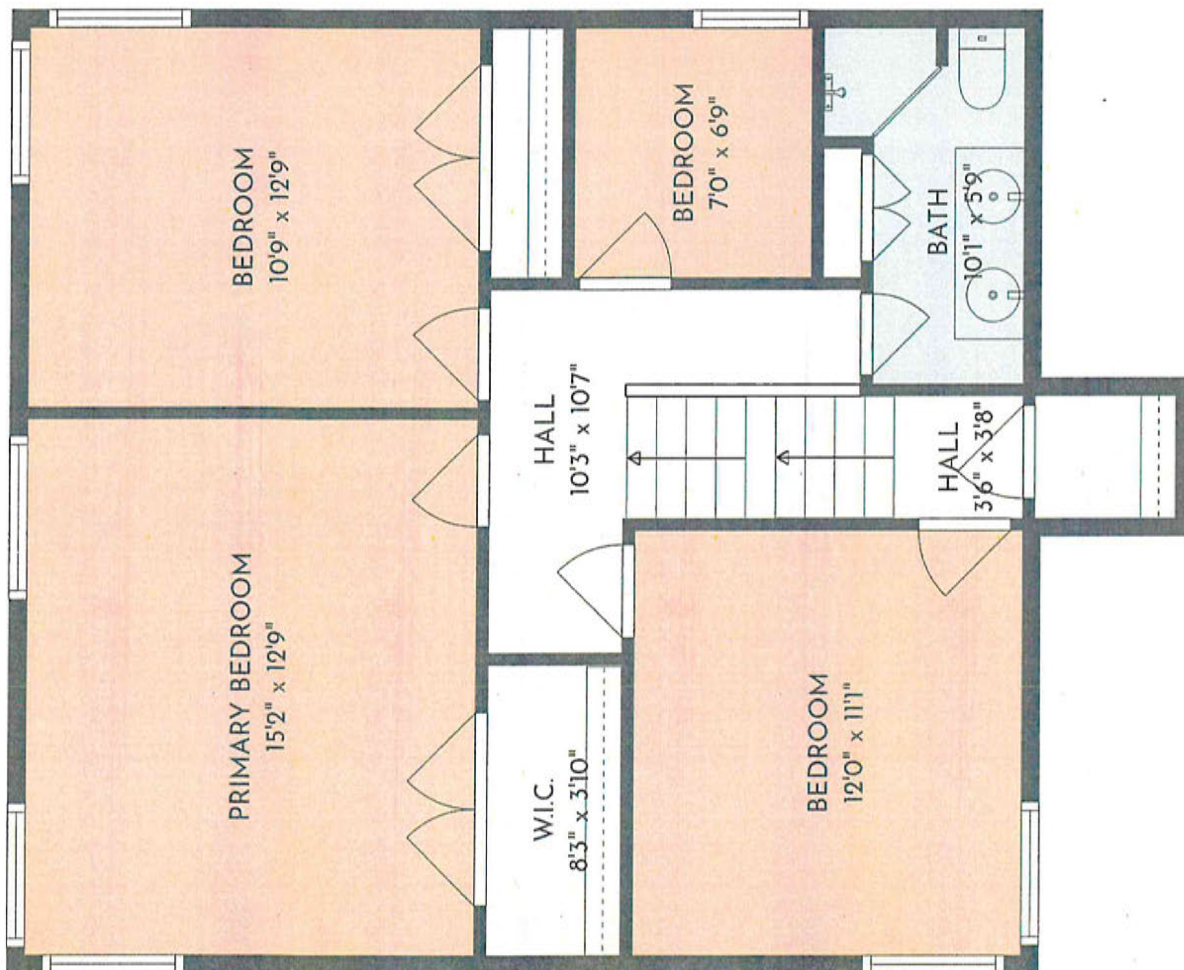
TOTAL: 1626 sq. ft
FLOOR 1: 867 sq. ft, FLOOR 2: 759 sq. ft
EXCLUDED AREAS: GARAGE: 516 sq. ft, TOILET: 23 sq. ft, STORAGE: 144 sq. ft,
FIREPLACE: 10 sq. ft, WALLS: 179 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



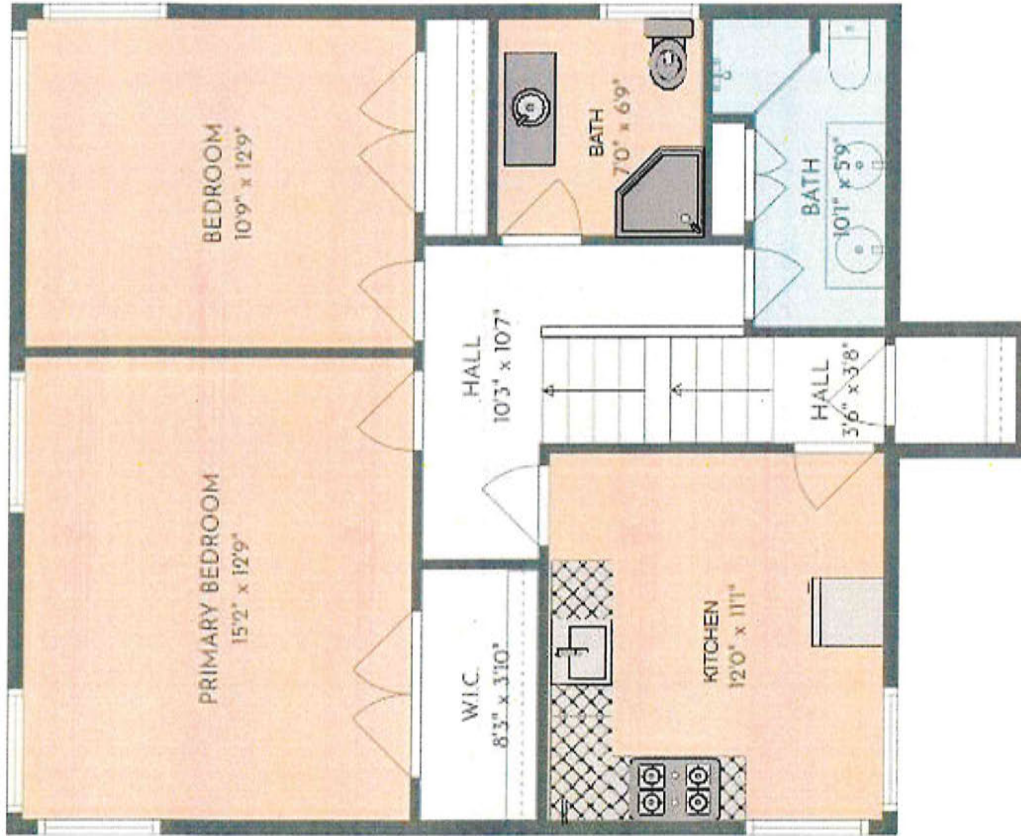
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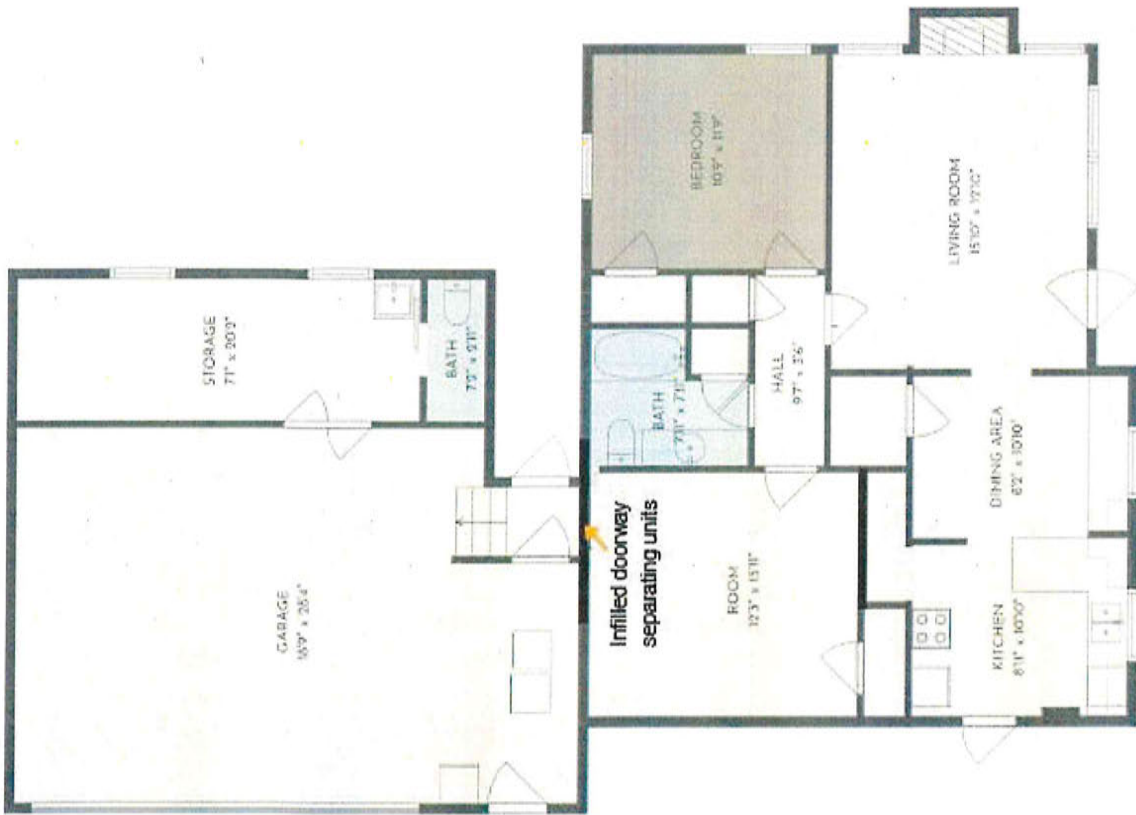
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 FIREPLACE: 10 sq. ft, WALLS: 179 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 1626 sq. ft.
 FLOOR 1: 867 sq. ft, FLOOR 2: 759 sq. ft
 EXCLUDED AREAS: GARAGE: 516 sq. ft, TOILET: 23 sq. ft, STORAGE: 144 sq. ft,
 FIREPLACE: 10 sq. ft, WALLS: 179 sq. ft

FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS OBTAINED FROM A RELIABLE BUT NOT GUARANTEED



FLOOR 1



FLOOR 2

TOTAL: 1626 sq. ft
FLOOR 1: 867 sq. ft, FLOOR 2: 759 sq. ft
EXCLUDED AREAS: GARAGE: 516 sq. ft, TOILET: 23 sq. ft, STORAGE: 144 sq. ft,
FIREPLACE: 10 sq. ft, WALLS: 179 sq. ft

