



City of Savannah Zoning Board of Appeals

Final Agenda
February 26, 2026 10:00am
112 East State Street, Arthur Mendonsa Hearing Room

February 26, 2026 city of Savannah Zoning Board of Appeals

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" in the meeting room on the podium. Persons wishing to speak will indicate on the sheet

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Swearing in of Witnesses

IV. Notices, Proclamations and Acknowledgements

V. Item(s) Requested to be Removed from the Final Agenda

[1. 637 E. Anderson St | Time extension of previously approved variance | 25-005374-ZBA](#)

VI. Item(s) Requested to be Withdrawn

VII. Approval of Minutes

[2. Approval of the December 18, 2025 SZBA meeting Minutes.](#)

📎 [12-18-2025-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

[3. 618 Montgomery St. | Relief from off-street parking | 25-005329-ZBA](#)

📎 [Staff Report 25-005329-ZBA.pdf](#)

📎 [Plat 25-005329-ZBA.pdf](#)

📎 [AMENDED_APPLICATION_Red.pdf](#)

📎 [public comment C & D Moeller.pdf](#)

📎 [Bowen \(Public Comment\).pdf](#)

- 🔗 [Letter of Support 25-005329-ZBA.pdf](#)
- 🔗 [public comment R. Bowen.pdf](#)

XI. Regular Agenda

4. 721 E. 41st St. | Variance to exceed max. building footprint of ADU in RSG-6 zoning district | 26-000237-ZBA

- 🔗 [Application 26-000237-ZBA_Red.pdf](#)
- 🔗 [Carriage House drawings 26-000237-ZBA.pdf](#)
- 🔗 [Main House drawings 26-000237-ZBA.pdf](#)
- 🔗 [staff-report-26-000237-zba.pdf](#)
- 🔗 [public comment P. Roberts.pdf](#)
- 🔗 [public comment K. Greene.pdf](#)
- 🔗 [public comment L. Judge.pdf](#)
- 🔗 [public comment M. Piraino.pdf](#)
- 🔗 [Petitioners Presentation.pdf](#)

5. 2818 Bee Rd | Variance to reduce parking requirement in TC-1 | 25-005377-ZBA

- 🔗 [REVISED APPLICATION_Red.pdf](#)
- 🔗 [Staff Report 25-005377-ZBA.pdf](#)
- 🔗 [ZBA presentation 2818 Bee Road.pdf](#)

6. 19 W Perry St | Variance to exceed max. lot coverage for accessory structure in D-N zoning district | 25-006097-ZBA

- 🔗 [Application_Red.pdf](#)
- 🔗 [Staff Report 25-006097-ZBA.pdf](#)
- 🔗 [HDBR Part 1 Presentation 25-006097-ZBA.pdf](#)
- 🔗 [Variance Response 25-006097-ZBA.pdf](#)
- 🔗 [Signed Plat 25-006097-ZBA.pdf](#)

7. 21 Brady St | Variance to the rear yard setback of an ADU in TN-2 zoning district | 26-000154-ZBA

- 🔗 [Application 26-000154-ZBA_Red.pdf](#)
- 🔗 [Plans 26-000154-ZBA.pdf](#)
- 🔗 [Staff Report 26-000154-ZBA.pdf](#)
- 🔗 [Variance Change Confirmation 26-000154-ZBA.pdf](#)

8. 2203 Harden St | reestablish a nonconforming use in TR-1 zoning district | 26-000155-ZBA

- 🔗 [Application 26-000155-ZBA_Red.pdf](#)
- 🔗 [Staff Report 26-000155-ZBA.pdf](#)
- 🔗 [ZBA Presentation 26-000155-ZBA.pdf](#)

9. 603 W. 39th St | reestablish a nonconforming use in TR-1 | 26-000157-ZBA

- 🔗 [Application 26-000157-ZBA_Red.pdf](#)
- 🔗 [Staff Report 26-000157-ZBA.pdf](#)

🔗 [ZBA Presentation 26-000157-ZBA.pdf](#)

[10. 1402 E 51st St | reestablish a nonconforming use in RSF-6 zoning district | 26-000196-ZBA](#)

🔗 [Application_Red.pdf](#)

🔗 [Staff Report 26-000196-ZBA.pdf](#)

🔗 [Renovation Plan A.png](#)

🔗 [public comment S. Chastain.pdf](#)

🔗 [public comment K. Hawthorne.pdf](#)

🔗 [public comment C. Ebert.pdf](#)

🔗 [Zoning Presentation.pdf](#)

🔗 [IMG_1882.pdf](#)

XII. Other Business

XIII. Adjournment

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.