

25-005377-ZBA



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



JAN 19 2026

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): 2818 Bee Road

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 05020

Total acreage or SF of the subject property: 0.04

Zoning District(s): TC-1

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

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:** Requesting a two space parking variance due to a change in use from residential to office.
Please see attached additional explanation.

- ☐ **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): _____
- 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 # 25-09687-BC and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): K&L Works, LLC

Registered Agent: Adam Hart

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

Address: 8 Tidewater Way

City, State, Zip: Savannah, GA 31411

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): First Coast Mortgage, LLC- Adam Hart

Registered Agent: _____

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

Address: 2818 Bee Road

City, State, Zip: Savannah, GA 31404

Telephone: [REDACTED]

Fax: _____

E-mail address: [REDACTED]

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): Ellen Harris

Firm or Agency: Ethos Preservation

Address: Post Office Box 3125

City, State, Zip: Savannah, GA 31402

Telephone: [REDACTED]

Fax: _____

E-mail address: [REDACTED]

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) 20084 05020 and 20084 05019, I (we) authorize Ellen Harris (Agent Name) of Ethos Preservation (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): Adam Hart

Registered Agent: _____

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

Adam Hart

Digitally signed by Adam Hart
Date: 2025.10.22 15:09:53 -04'00'

10/22/2025

Signature(s)

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on October 22nd 2025 by Adam Hart
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 _____

Adam Hart

Digitally signed by Adam Hart
Date: 2025.10.22 15:10:11 -04'00'

Signature of Notary Public



Kiersten Connor

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: March 20, 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: Ellen I. Harris

Print

cc921ce2-7094-4b18
-acf6-34b2718c26e9
Digitally signed by
cc921ce2-7094-4b18-
acf6-34b2718c26e9
Date: 2025.10.22 10:25:53 -0400

Signature

10/22/25

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@savannahga.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.

2818 Bee Road- Project Description

2818 Bee Road is one unit within a larger, five unit building built in 2023. The units have been subdivided with each having fee simple ownership. There are 16 unassigned parking spaces in the rear. Per the covenants, each unit may use up to two parking spaces. There are also five parking spaces in the front that were built as part of this development, but are located in the public right-of-way. The building is directly across the street from Daffin Park, and there are at least 20 parking spaces in the immediate vicinity, more as one gets further from the building.

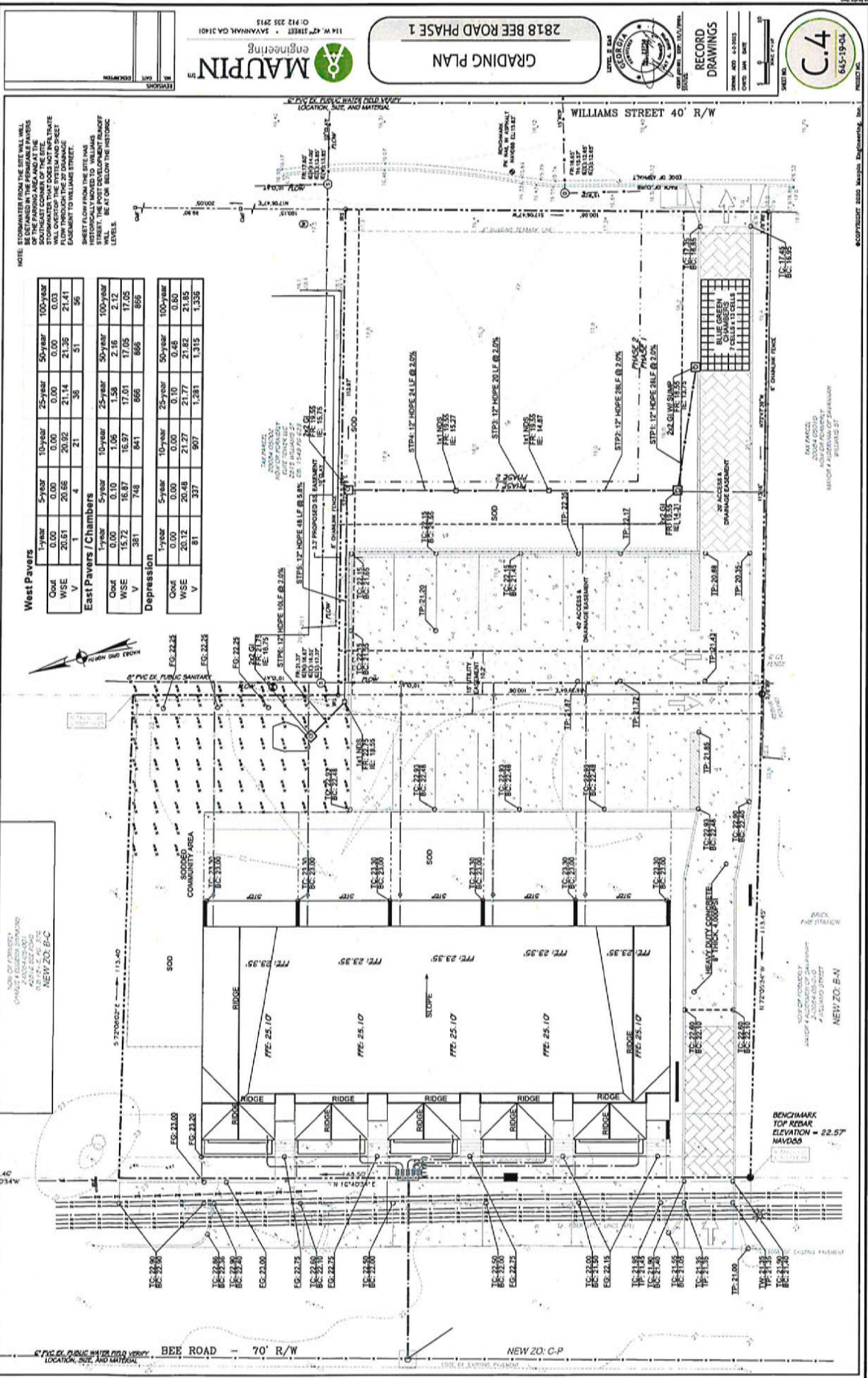
The building was originally built with a residential building permit which required one parking space per unit (five total). The new owner of this unit is desirous of having a mortgage office in the building. That process necessitated them applying for a commercial building permit which triggered a review of parking. For an office use, the zoning (TC-1) requires one space for every 300 square feet of square footage. This calculation requires 10 parking spaces.

Because the covenants allocate two parking spaces for each unit, there remains eight parking spaces available for the office use. The owner is requesting a variance to allow this office use with eight spaces (a two-space variance).

The zoning category "office" doesn't distinguish between office types. In this instance, as a mortgage company, almost all interactions with clients are via phone or email. Clients rarely come into the office (the owner estimates one or two per week) and would not have access to the second and third floors, which are still included in the parking calculation.

Additionally, "office" doesn't take into account recent trends in remote working. The company has 13 employees, however, all the loan officers are remote workers with office access if needed. And all employees have a floating remote schedule. On average, there are typically no more than five employees at the office on any given day.

Given the surplus of public parking in the vicinity, including the five spaces in front of the building that were built as part of this development, the fact that this use has very few in-person clients, and the nature of remote working, we respectfully ask that you approve the parking variance.



NOTE: STORMWATER FROM THE SITE WILL BE DISCHARGED TO THE ADJACENT PAVEMENTS OF THE PARADE AREA AND AT THE SOUTHEAST CORNER OF THE SITE. THE FLOW THROUGH THE SYSTEM AND SHEET DRAINAGE TO WILLIAMS STREET. THE FLOW FROM THE SITE HAS BEEN DETERMINED TO BE AT OR BELOW THE HISTORIC LEVELS.

West Pavers

	1-year	5-year	10-year	25-year	50-year	100-year
Out	0.00	0.00	0.00	0.00	0.00	0.03
WSE	20.61	20.66	20.92	21.14	21.36	21.41
V	1	4	21	38	51	56

East Pavers / Chambers

	1-year	5-year	10-year	25-year	50-year	100-year
Out	0.00	0.10	1.06	1.58	2.16	2.12
WSE	15.72	16.87	17.01	17.05	17.05	17.05
V	381	748	841	866	866	866

Depression

	1-year	5-year	10-year	25-year	50-year	100-year
Out	0.00	0.00	0.00	0.00	0.00	0.00
WSE	20.12	20.18	21.27	21.77	21.82	21.85
V	81	237	807	1,281	1,315	1,336

GRADING PLAN 2818 BEE ROAD PHASE 1



RECORD DRAWINGS
DATE AND 4-2-2024
CITY AND STATE
COUNTY AND DISTRICT

C.4
6-15-19-03
PROJECT NO.

MAUPIN ENGINEERING, INC.

THIS PLAN IS THE PROPERTY OF MAUPIN ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MAUPIN ENGINEERING, INC.

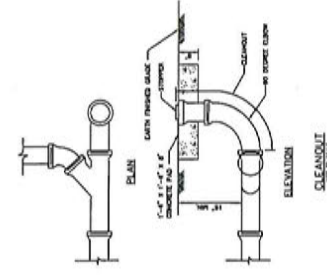
NEW ZONE: B-C
NEW ZONE: B-N
NEW ZONE: C-P

BENCHMARK
TOP REBAR
ELEVATION = 22.57'
MA-6069

254 • 258

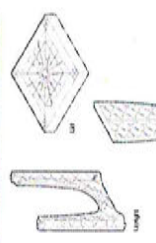
Landscape Requirement Unmet - See Tree Fund Calculation for Payment

STANDARD CONSTRUCTION DETAILS CURB AND GUTTER DETAILS PO2	STANDARD CONSTRUCTION DETAILS SIDEWALK AND WALKWAY DETAILS PO3	STANDARD CONSTRUCTION DETAILS DRIVEWAY DETAILS PO4	STANDARD CONSTRUCTION DETAILS BITUMINOUS PAVEMENT REPLACEMENT PO7	STANDARD CONSTRUCTION DETAILS TREE PLANTING T1	STANDARD CONSTRUCTION DETAILS TREE PROTECTION T2	STANDARD CONSTRUCTION DETAILS WATER SERVICE LATERAL (12\"/> W1	STANDARD CONSTRUCTION DETAILS 1\"/> W3	STANDARD CONSTRUCTION DETAILS 2\"/> W4	STANDARD CONSTRUCTION DETAILS RESIDENTIAL WATER METER INSTALLATION W10	STANDARD CONSTRUCTION DETAILS SHRUB PLANTING T5	STANDARD CONSTRUCTION DETAILS BRIDGING TREE ROOTS T8	STANDARD CONSTRUCTION DETAILS SANITARY SERVICE LATERAL S2	STANDARD CONSTRUCTION DETAILS SANITARY SERVICE LATERAL CONNECTION S3	STANDARD CONSTRUCTION DETAILS STANDARD PIPE BEDDING S16	STANDARD CONSTRUCTION DETAILS PRECAST STRUCTURE PIPE CONNECTIONS S17	STANDARD CONSTRUCTION DETAILS STANDARD DEEP MANHOLE CONNECTION S13	STANDARD CONSTRUCTION DETAILS BRIDGE TREE ROOTS T8
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PRODUCT DATA SHEET

RootSpace® 600 Stormwater Storage Modules



DESCRIPTION
Using the GreenBlue® modular system, the RootSpace 600 stormwater storage module is designed to store stormwater in a trench, providing a natural, eco-friendly solution for stormwater management. The modules are made of high-strength, durable polypropylene and are designed to be installed in a trench, providing a natural, eco-friendly solution for stormwater management. The modules are made of high-strength, durable polypropylene and are designed to be installed in a trench, providing a natural, eco-friendly solution for stormwater management.

CODE
R600
UNIT
10' x 10' x 10'



COMPONENTS
1. RootSpace 600 module
2. RootSpace 600 cover
3. RootSpace 600 inlet
4. RootSpace 600 outlet

LOAD BEARING CAPACITY
As per 150 lbs/sq ft

WEIGHT
100 lbs

INSTALLATION
See installation manual for details.

MAINTENANCE
See maintenance manual for details.

CONTACT
1-800-456-7890

WEBSITE
www.greenblueusa.com

ADDRESS
114 W. 42nd Street, Savannah, GA 31401

PHONE
(912) 235-2915

FAX
(912) 235-2915

EMAIL
info@greenblueusa.com

CONTACT PERSON
Sales

DATE
10/1/2015

PROJECT
GreenBlue UnderGround

PROJECT NO.
2818 BEE ROAD PHASE 1

PROJECT LOCATION
Savannah, GA

PROJECT DESCRIPTION
Stormwater storage modules

PROJECT STATUS
In Progress

PROJECT OWNER
City of Savannah

PROJECT MANAGER
John Doe

PROJECT ENGINEER
Jane Smith

PROJECT ARCHITECT
ABC Architects

PROJECT CONTRACTOR
XYZ Contractors

PROJECT BUDGET
\$100,000

PROJECT SCHEDULE
10/1/2015 - 12/31/2015

PROJECT RISK
Low

PROJECT NOTES
See installation manual for details.

PROJECT COMMENTS
None

PROJECT HISTORY
None

PROJECT REFERENCES
None

PROJECT CONTACTS
None

PROJECT APPROVALS
None

PROJECT SIGNATURES
None

PROJECT DATES
None

PROJECT REVISIONS
None

PROJECT CHANGES
None

PROJECT ADDENDUMS
None

PROJECT EXHIBITS
None

PROJECT ATTACHMENTS
None

PROJECT REFERENCES
None

PROJECT CONTACTS
None

PROJECT APPROVALS
None

PROJECT SIGNATURES
None

PROJECT DATES
None

PROJECT REVISIONS
None

PROJECT CHANGES
None

PROJECT ADDENDUMS
None

PROJECT EXHIBITS
None

PROJECT ATTACHMENTS
None

PROJECT REFERENCES
None

GREEN BLUE UNDERGROUND
CELLS DETAILS
2818 BEE ROAD PHASE 1

RECORD DRAWINGS
DATE: 10/1/2015
DRAWN BY: JDOE
CHECKED BY: JSMITH
APPROVED BY: ABC

Year	1-year	5-year	15-year	25-year	50-year	100-year
Q100	0.00	0.10	1.00	1.50	2.10	2.12
Q50	0.00	0.10	1.00	1.50	2.10	2.12
Q25	0.00	0.10	1.00	1.50	2.10	2.12
Q10	0.00	0.10	1.00	1.50	2.10	2.12
Q5	0.00	0.10	1.00	1.50	2.10	2.12
Q2	0.00	0.10	1.00	1.50	2.10	2.12
Q1	0.00	0.10	1.00	1.50	2.10	2.12

WESTERN DRIVE POROUS PAVEMENT
NOT TO SCALE

EASTERN DRIVE POROUS PAVEMENT & CHAMBER SYSTEM
NOT TO SCALE

12" HOPE INLET PIPE
CONNECT 12" HOPE TO CHAMBERS SYSTEM

INSPECTION/ACCESS RISER
24" GRATE INLET

6" REVEAL CONCRETE HEADER CURB
EASTERN DRIVE

2" - #89 STONE (COMPACTED)
6" - #57 STONE (COMPACTED)

12" HOPE TO CHAMBERS
INCOMING 12" HOPE PIPE

EL: 113.05
EL: 113.00

EL: 112.05
EL: 112.00

EL: 111.05
EL: 111.00

EL: 110.05
EL: 110.00

EL: 109.05
EL: 109.00

EL: 108.05
EL: 108.00

EL: 107.05
EL: 107.00

EL: 106.05
EL: 106.00

24" SLUMP
NATIVE SOIL COMPACTED TO 98% STD. PROCTOR

NON-WOVEN FILTER FABRIC
ALL SIZES, MIN. 12" OVERLAP

2" - #57 STONE
NATIVE SOIL COMPACTED TO 98% STD. PROCTOR

6" REVEAL CONCRETE HEADER CURB
WESTERN DRIVE

2" - #89 STONE (COMPACTED 100% STANDARD PROCTOR)
2" - #57 STONE (COMPACTED 100% STANDARD PROCTOR)

BRUSH #89 STONE IN SURFACE VOIDS
Porous pavers (8% min. opening area) owner to pick maker, style, color and pattern engineer to approve owner selection of style

6" REVEAL CONCRETE HEADER CURB
EASTERN DRIVE

2" - #89 STONE (COMPACTED)
6" - #57 STONE (COMPACTED)

12" HOPE INLET PIPE
CONNECT 12" HOPE TO CHAMBERS SYSTEM