

Naser Jaber with GIT Homes
25-005329-ZBA
618 Montgomery St
February 26, 2026

Facts & Findings

1. The property is located at 618 Montgomery St, with a PIN of 20045 26006, in the South Historic District neighborhood. It is also located in the Downtown Historic District. The Petitioner received a COA (25-004271-COA) for subdivision from the Historic District Board of Review (HDBR) on October 8, 2025.
2. According to the Chatham County Tax Assessor, the subject property currently measures approximately 1,500 square feet (50 feet of width by 30 feet of depth). The property is zoned D-C (Downtown Commercial). The parcel is conforming in its current configuration and does not have lane access.
3. In association with this parking variance request, the Petitioner is proposing to subdivide the parcel into two parcels (25-004200-SUBP). The resulting parcels will both be 750 square feet (25 feet of width by 30 feet of depth), which will both be conforming in the D-C zoning district for the proposed use, as there is no minimum lot area required for a townhouse use.

5.14.5 Development Standards for Permitted Uses						
Standards	D-R	D-N	D-C	D-CBD	D-W	D-X
Lot Dimensions						
Lot area per unit (min/max sq ft)						
Residential						
Single-family detached	1,200 (min)	1,200 (min)	1,200 (min)	No min/max	--	No min/max
Single-family attached	1,200 (min)	1,200 (min)	1,200 (min)	No min/max	--	No min/max
Two-family	No min/max	No min/max	No min/max	No min/max	--	No min/max
Apartments	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
Upper Story Residential	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
All other housing types	No min/max	No min/max	No min/max	No min/max	--	No min/max
Nonresidential	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max

4. The Petitioner is proposing to build two townhouses on the two proposed lots. According to the Petitioner, the townhouses will have a building footprint of 750 square feet each, which is 100% lot coverage, and will be attached with a firewall separation. The two townhouses are proposed to meet all development standards, excluding the requested parking relief. Traffic Engineering will not allow ingress/egress directly off Montgomery St and that portion of Lorch St.
5. When the request originally came in, the Petitioner was providing parking for one townhouse and requesting a variance for the other. The Petitioner has since heard from the Traffic Engineering department with the City that no off-street parking is permitted at all on this lot. Thus, the Petitioner is requesting two off-street parking variances for their proposed design.
6. According to the Petitioner, they have made an effort to establish an alternative parking agreement with neighboring properties, but have been unsuccessful.

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7. [Table 9.3-1](#) of the Zoning Ordinance requires one off-street parking space per townhouse. The Petitioner is requesting a variance from this standard for two townhouses.

Table 9.3-1 Minimum Space Requirements		
	Vehicle	Bicycle
RESIDENTIAL USES		
All residential uses except as listed below:	1 per unit	n/a
Accessory Dwellings	0 per unit	n/a
Three and Four Family	1 per unit	n/a
Apartment/upper-story		
Studio	1 per unit	1 per 10 units
1 bedroom	1 per unit	1 per 10 units
2 bedrooms	1 per unit	1 per 10 units
3+ bedrooms	1 per unit	1 per 10 units

8. The Zoning Board of Appeals may grant variances to certain development standards.

Per Section 3.21.10, the granting of variances shall be based on the following criteria:

A. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

MPC Comment: The requested variance for relief from two off-street parking spaces is not consistent with the intent of the Zoning Ordinance.

B. Special Conditions

i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

MPC Comment: The Traffic Engineering department has determined that no off-street parking or driveway access is permitted on the parcel. This condition would present a hardship if the Petitioner were proposing development for a single-family dwelling alone. However, the Petitioner is proposing to subdivide the lot and construct two townhouses, which increases the required off-street parking demand.

ii. The special conditions and/or circumstances do not result from the actions of the applicant.

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MPC Comment: The hardship stems primarily from the Petitioner's proposal to subdivide the property and develop two townhouses, which increases the off-street parking requirement. While the inability to provide off-street parking due to Traffic Engineering constraints could present a hardship if the lot were developed with a single-family dwelling, the expanded request for two townhouses increases the extent of the relief being sought. Because that design choice is a result of the Petitioner's actions rather than a unique physical condition of the property, the hardship is largely self-inflicted.

iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

MPC Comment: The requested variance is likely financially motivated.

C. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

MPC Comment: The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

D. Minimum Variance

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

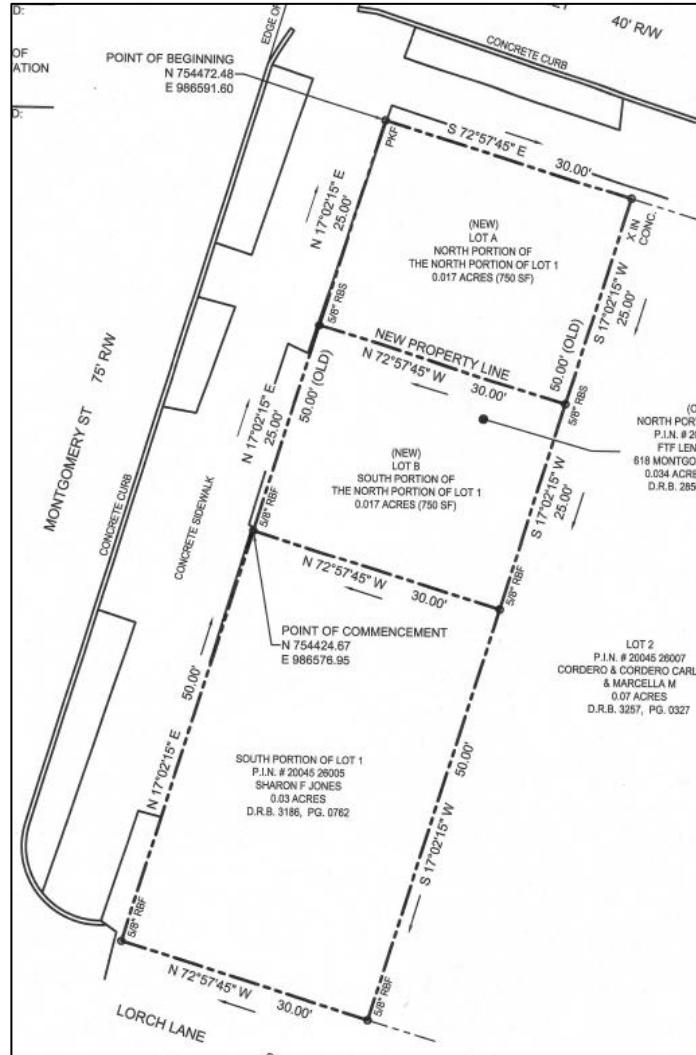
MPC Comment: The variance is not required to make use of the subject property with the proposed design. However, the variance relief for one off-street parking space would be required if a single-family dwelling were proposed instead.

E. Special Privilege Not Granted

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

MPC Comment: Approval of the variance would confer special privilege upon the Petitioner, though variance relief is a remedy afforded to all similarly situated property owners.

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Proposed Subdivision for 618 Montgomery St

Staff Recommendation

MPC Staff recommends **denial** of the requested variance for relief from two off-street parking spaces in association with a subdivision of one lot into two lots for the development of two townhouses in the D-C zoning district.

Alternatively, if the Petitioner were proposing a single-family dwelling on the lot without subdivision, the lack of permitted ingress/egress could create a hardship that would support approval of a variance for relief from **one** off-street parking space.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.