



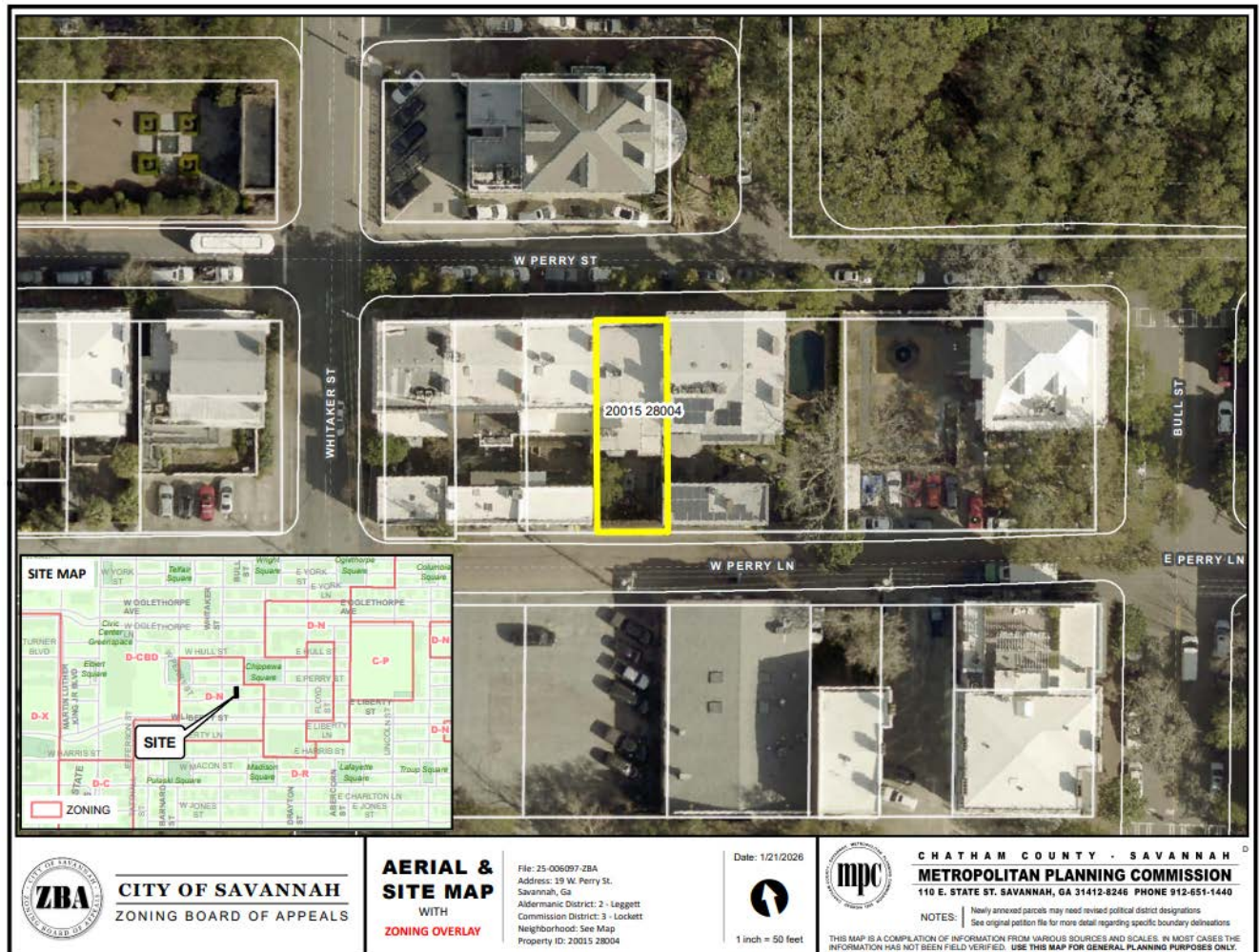
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Christian Sottile
FILE NO: 25-006097-ZBA
ADDRESS: 19 W Perry St
DATE: February 26, 2026

Nature of Request

The Petitioner requests a variance to allow a lot coverage of 78% where the maximum permitted is 75% in association with constructing an accessory structure in the D-N zoning district. The current lot coverage with the existing primary structure is 60%.



Aerial & Site Map for 19 W Perry St

Christian Sottile
25-006097-ZBA
19 W Perry St
February 26, 2026

Facts & Findings

1. The property is at 19 W Perry St, with a PIN of 20015 28004, in the North Historic District neighborhood.
2. The property is in the Downtown Historic District. It received a Certificate of Appropriateness from the Historic District Board of Review (25-005671-COA) on December 10, 2025. HDBR recommended approval of the variance request.
3. According to the Chatham County Tax Assessor and documentation submitted by the Petitioner, the subject property measures approximately 2,724 square feet with a lot width of 30 feet. The property is zoned D-N (Downtown Neighborhood). It is a conforming parcel in this zoning district and does have lane access.
4. The primary dwelling was built in or about 1854 with a building footprint of approximately 1,638 square feet, according to the Petitioner.
5. The Petitioner is proposing to construct an accessory structure with a building footprint of 480 square feet. The accessory structure will be a one-story garage with a false façade on the southern side. It will provide two off-street parking spaces. There are no minimum setback requirements for the accessory structure in this zoning district, and it is within the 40% building footprint standard.
6. [Section 5.14.5](#) of the Zoning Ordinance requires a maximum lot coverage of 75%. The existing lot coverage with the primary dwelling is 60%. The proposed accessory structure adds an additional 18% of lot coverage, which would bring the total lot coverage to 78%. This exceeds the maximum lot coverage by 3%.

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
Lot width (min ft) [1]	20	20	20	20	20	20
Building Coverage (max)	75%	75%	100%	100%	100%	100%

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

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25-006097-ZBA
19 W Perry St
February 26, 2026

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: While the variance is not consistent with the intent of the Ordinance, the request is minimal and unlikely to be injurious to the neighborhood. Additionally, the proposal is consistent with the development pattern of accessory structures on West Perry Ln. The three parcels to the west and the parcel to the east of 19 W Perry St all have accessory structures in the rear.

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 primary structure on this lot had an addition which made it larger than the primary structures on adjacent lots that also have accessory structures, which means the lot coverage of the primary structure alone is higher.

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

MPC Comment: The addition to the primary structure was not the action of the owner.

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 variances are not likely to be 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.

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25-006097-ZBA
19 W Perry St
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D. Minimum Variance

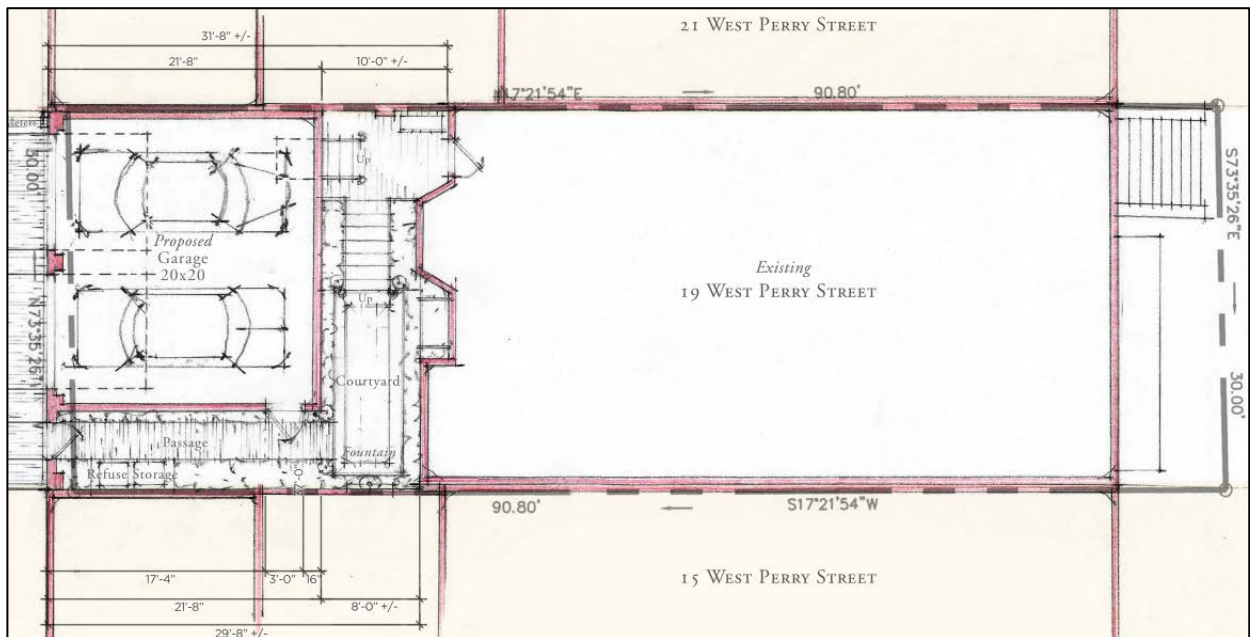
The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

MPC Comment: The variance is not required to make use of the subject property.

E. Special Privilege Not Granted

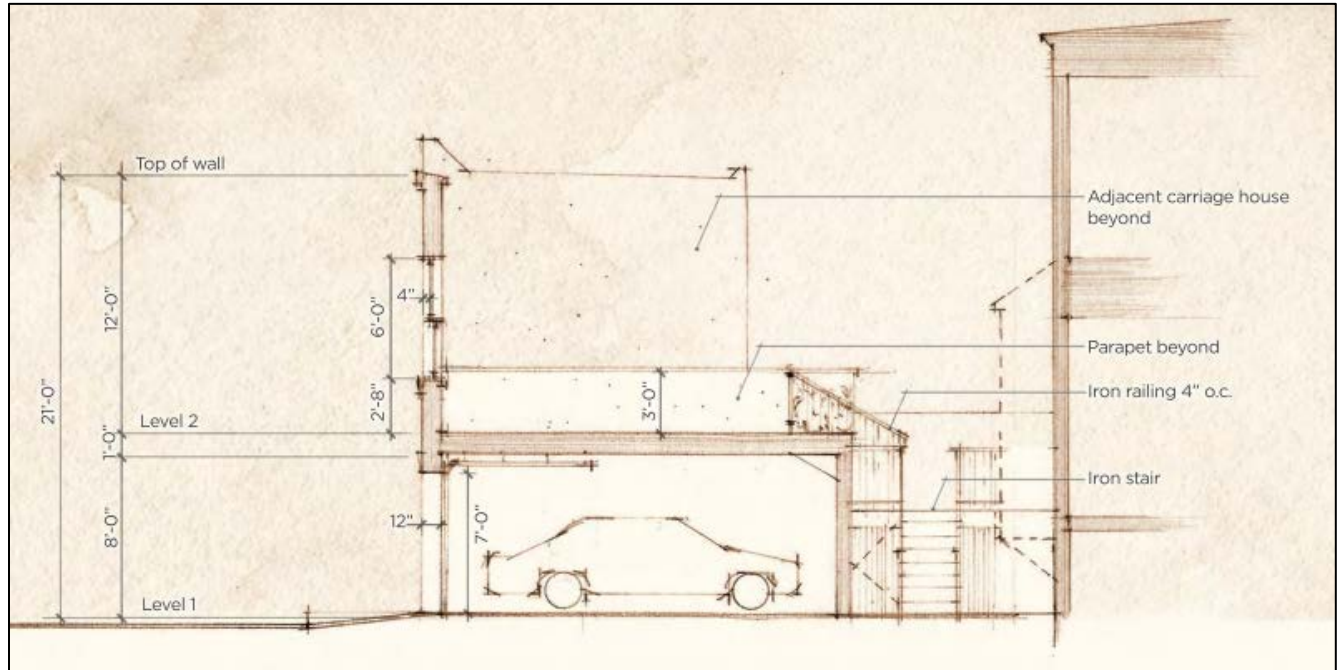
The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

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



Plan for 19 W Perry St Accessory Structure

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North-South View

Staff Recommendation

MPC Staff recommends **approval** of the requested variance to allow a lot coverage of 78% where the maximum permitted is 75% in association with constructing an accessory structure in the D-N zoning district.

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.

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Accessory Structures to the West of the Parcel



Accessory Structure to the East of the Parcel