



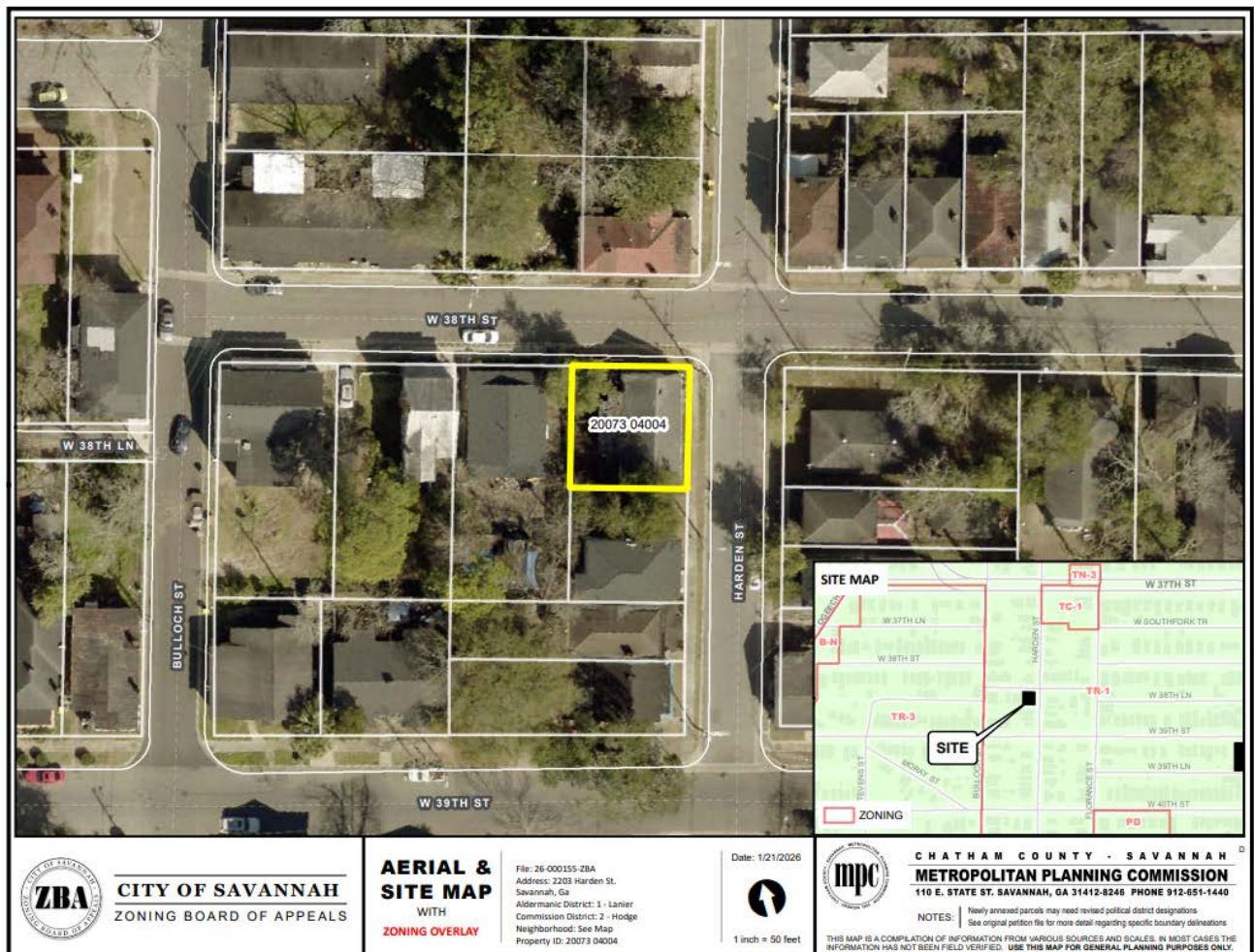
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Naser Jaber with GIT Homes, LLC
FILE NO: 26-000155-ZBA
ADDRESS: 2203 Harden St
DATE: February 26, 2026

Nature of Request

The Petitioner requests to re-establish a nonconforming side-by-side two-family dwelling in the TR-1 zoning district. The current requirements of lot area and lot width for a duplex are not met. The structure was built in 1930 and was originally on two lots, which appeared to have been a single-family attached use in the 1955 Sanborn maps.

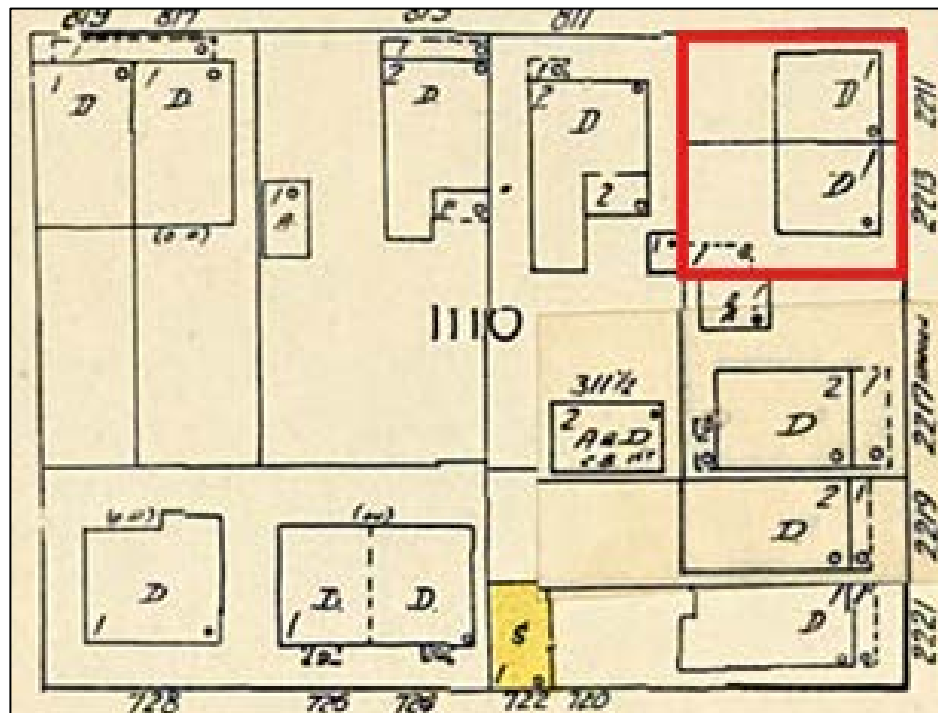


Aerial & Site Map for 2203 Harden St

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Facts & Findings

1. The property is located at 2203 Harden St, with PIN of 20073 04004, in the Cuyler/Brownville neighborhood.
2. It is located in the Cuyler/Brownville Historic District. There is an older COA (22-004709-COA) and a current COA (25-006134-COA). The COA was approved on January 28th, 2026, however, some of the requests were continued and will be heard on the February 25th, 2026 agenda.
3. According to the Chatham County Tax Assessor, the subject property measures approximately 2,600 square feet (50 feet by 52 feet). The property is zoned TR-1 (Traditional Residential-1). The parcel is nonconforming in this zoning district due to the lot area.
4. The current structure on the property was built in or around 1930 with a building footprint of approximately 1,366 square feet.
5. The description for the land on the Tax Assessor is "2-4 Family." There are two addresses on the parcel: 2201 & 2203 Harden St.
6. The Sanborn maps from 1955 show the structure as single-family attached on two separate lots.



Sanborn Fire Insurance Map 1955-1966, Vol 2, Sheet 135

7. A stop-work order was given for unpermitted work. According to Code Compliance, the

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Petitioner had received a permit to clean the inside of the structure. During the cleaning, the roof caved in. The Petitioner began reconstructing the interior of the dwelling until they received a stop-work order, as the work was no longer in the scope of the permit.

8. Traffic Engineering will not allow any off-street parking on the parcel.
9. The maximum amount of units allowed on this lot by-right would be a single-family dwelling, according to the current minimum lot area and lot width requirements.
10. Per [Section 3.24.7.a](#), the Zoning Board of Appeals may authorize the reestablishment of a nonconforming use in an individual case upon finding that:

I. The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located;

MPC Comment: The 1955 Sanborn maps show this structure as single-family attached dwellings on two separate lots. The lots were recombined at some point into the lot that exists now. While the structure could be used as a single-family dwelling, the layout of the structure is much more congruent with that of a duplex.

II. The building has not been subsequently redesigned to house other uses;

MPC Comment: The building has not been subsequently redesigned to house other uses.

III. The proposed re-established use is not detrimental to the public interest, health, safety, welfare, function, and to the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;

MPC Comment: The proposed re-established use is not likely to be detrimental. The same structure is depicted in the 1955 Sanborn maps. It is possible that a lack of off-street parking could become an issue.

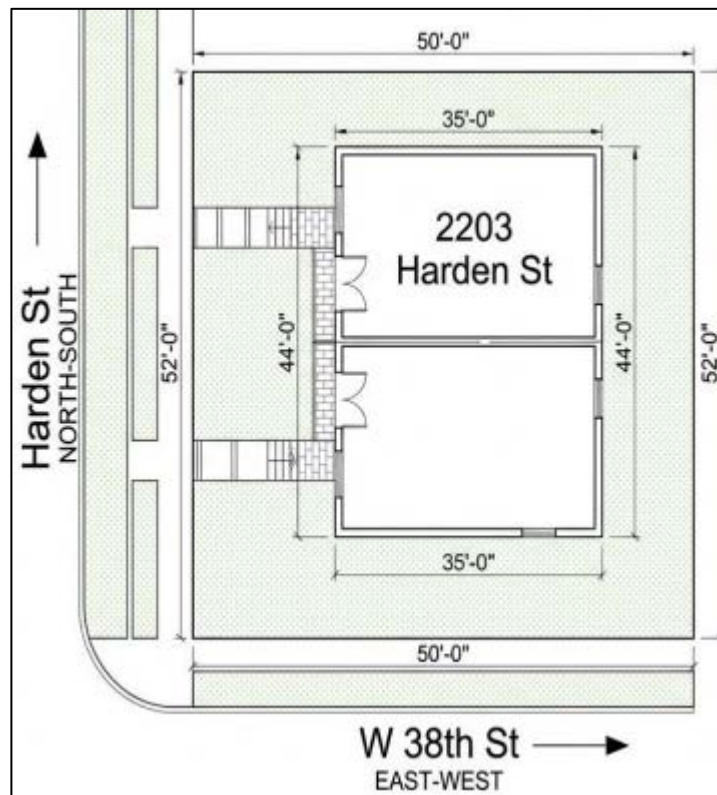
IV. The proposed use is the same as the most recent nonconforming use; and

MPC Comment: The proposed use is the same as the most recent nonconforming use.

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V. *The General Site Standards comply with this Ordinance to the extent reasonably possible.*

MPC Comment: Given that the structure was originally developed in 1930, it likely does not meet several of the City's General Site Standards. Any future expansion of the existing structure would likely trigger further MPC or ZBA action.



Plan for 619 Maupas Ave

Staff Recommendation

MPC Staff recommends **approval** of the request to re-establish a nonconforming side-by-side two-family dwelling in the TR-1 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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Photos of the Structure from Site Visit on February 11, 2026