



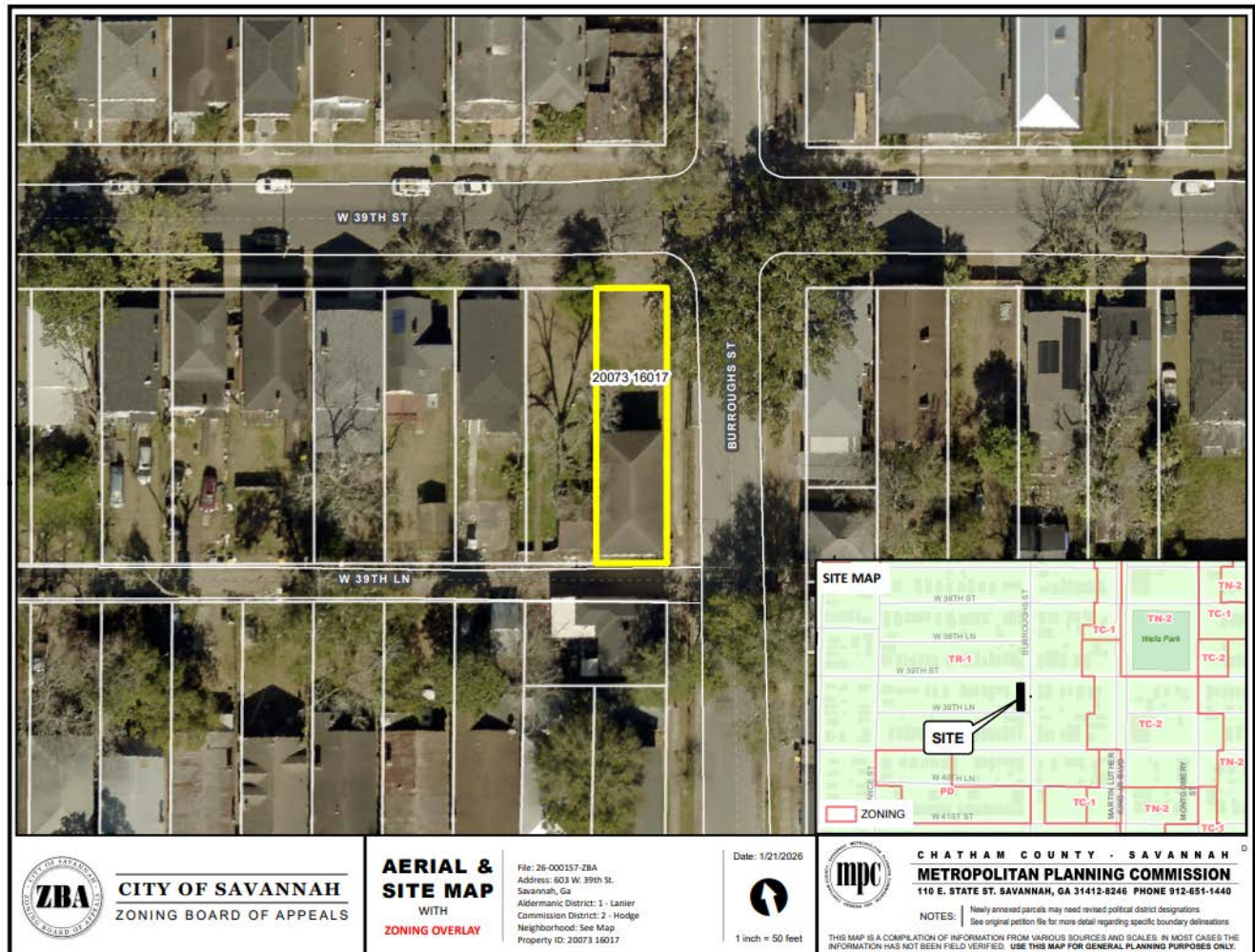
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Naser Jaber with GIT Homes, LLC
FILE NO: 26-000157-ZBA
ADDRESS: 603 W 39th St
DATE: February 26, 2026

Nature of Request

The Petitioner requests to re-establish a nonconforming four-family dwelling in the TR-1 zoning district. The current requirements of lot area and lot width for a quadplex are not met. The structure was built in 1900 and had an apartment use in the 1955 Sanborn maps.

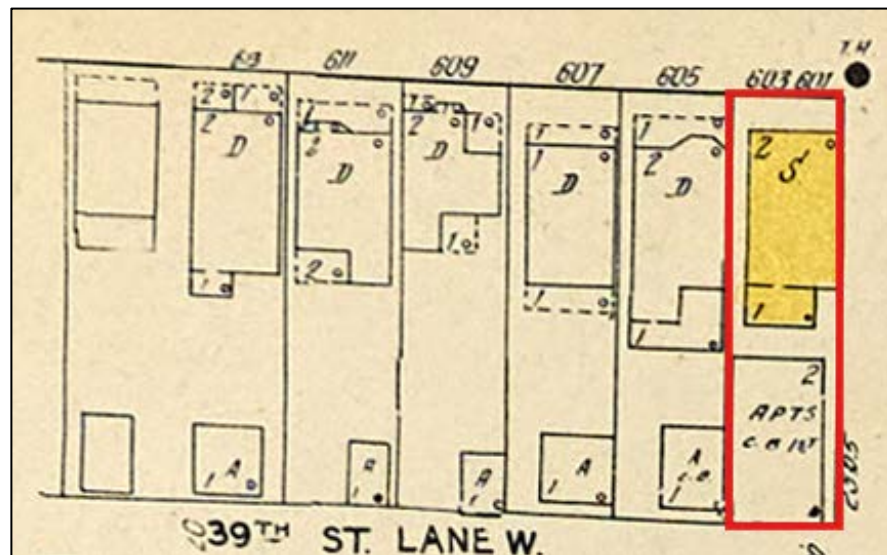


Aerial & Site Map for 603 W 39th St

Naser Jaber with GIT Homes, LLC
26-000157-ZBA
603 W 39th St
February 26, 2026

Facts & Findings

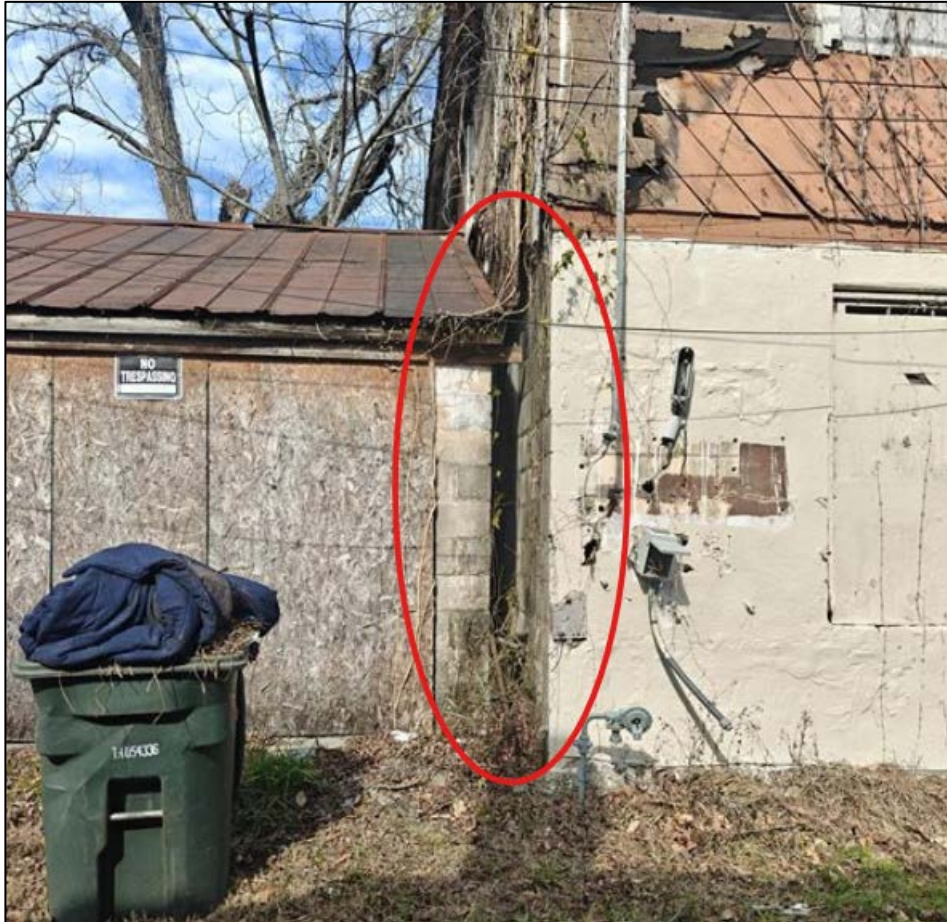
1. The property is located at 603 W 39th St, with a PIN of 20073 16017, in the Cuyler/Brownville neighborhood.
2. It is located in the Cuyler/Brownville Historic District. There is a current COA (25-006135-COA) that was approved at the January 28th, 2026 HPC meeting.
3. According to the Chatham County Tax Assessor, the subject property measures approximately 3,510 square feet (30 feet of width by 117 feet of depth). The property is zoned TR-1 (Traditional Residential-1). The parcel is conforming in this zoning district and has lane access.
4. The current structure on the property was built in or around 1900 with a building footprint of approximately 1,350 square feet.
5. The description for the land on the Tax Assessor is “Apartment 3”. The parcel only has the singular 603 W 39th St address.
6. The Sanborn maps from 1955 show that the parcel had apartments in the rear and a store in the front of the property. The apartment building is the structure that still exists on the property.



Sanborn Fire Insurance Map 1955-1966, Vol 2, Sheet 152

7. There is an accessory structure on the abutting property to the west (605 W 39th St) that is very close (appears to be less than one foot) from the structure that is requested to be reestablished into a four-family dwelling. This proximity may cause an issue when it comes to the rehabilitation of 603 W 39th St.

Naser Jaber with GIT Homes, LLC
26-000157-ZBA
603 W 39th St
February 26, 2026



8. Traffic Engineering will not allow any off-street parking on the parcel.
9. MPC Staff does not know when the structure was last in use as a four-family dwelling.
10. The maximum amount of units allowed on the lot by-right would be a single-family dwelling, according to the current minimum lot area and lot width requirements.
11. 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 being an apartment building. While the structure could be used as a dwelling with fewer than four units, the layout of the structure is much more congruent with that of a quadplex that has two units on the first floor and two units on the second floor.

Naser Jaber with GIT Homes, LLC
26-000157-ZBA
603 W 39th St
February 26, 2026

- 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 structure has existed as a multi-family layout since its depiction in the 1955 Sanborn maps, if not since its construction in 1900. Though it is possible that a lack of off-street parking could become an issue.

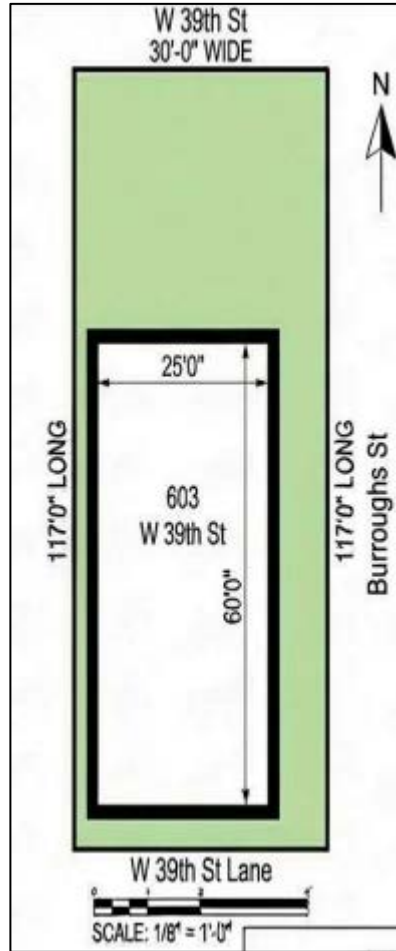
- IV. *The proposed use is the same as the most recent nonconforming use; and*

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

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

MPC Comment: Given that the structure was originally developed in 1900, it likely does not meet several of the City's General Site Standards, such as setbacks. Any future expansion of the existing structure would likely trigger further MPC or ZBA action.

Naser Jaber with GIT Homes, LLC
26-000157-ZBA
603 W 39th St
February 26, 2026



Plan for 603 W 39th St

Staff Recommendation

MPC Staff recommends **approval** of the request to re-establish a nonconforming four-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.

Naser Jaber with GIT Homes, LLC
26-000157-ZBA
603 W 39th St
February 26, 2026



View from Front of Property on W 39th St



View from Side of Property on Burroughs St (Google Street View, Oct 2025)