



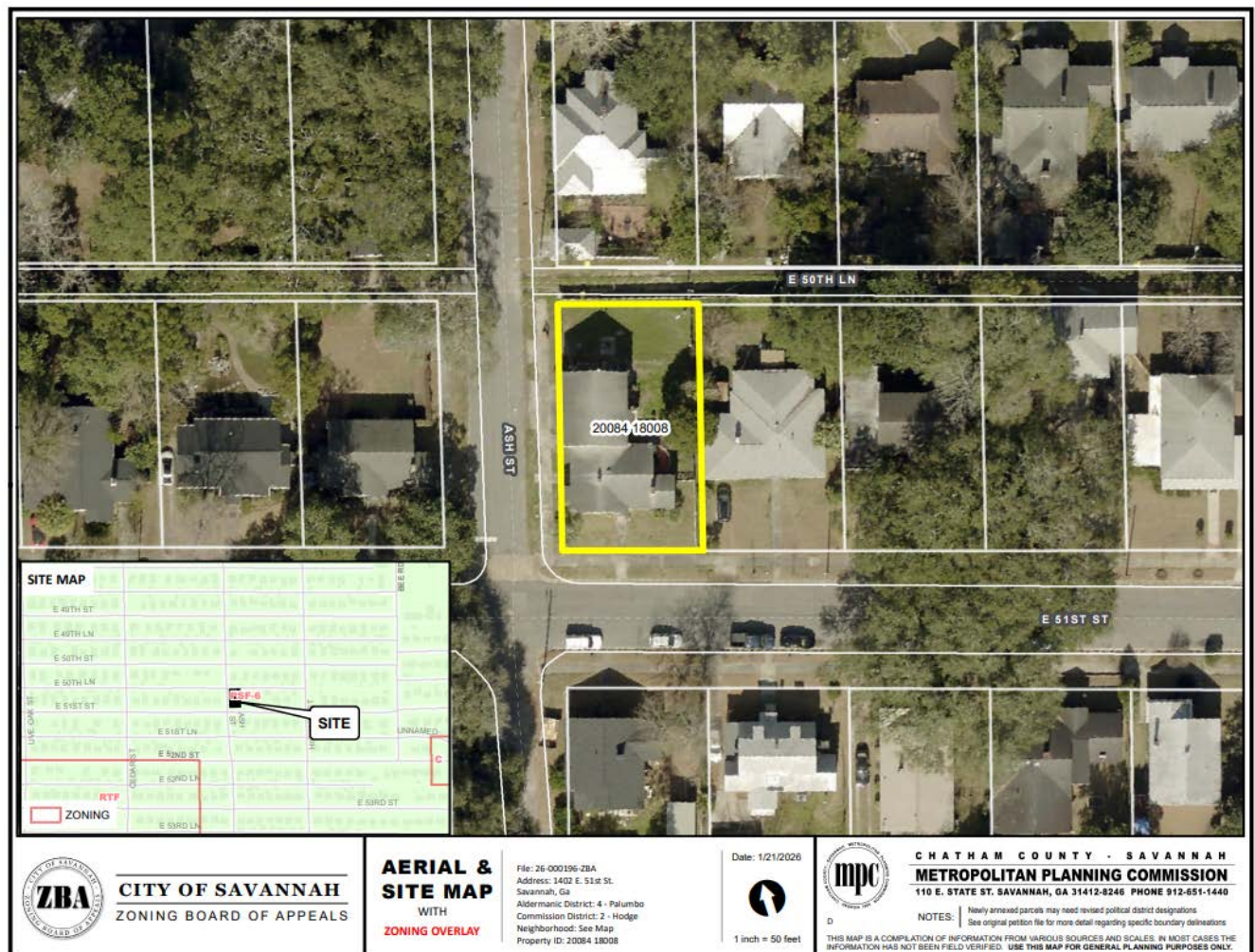
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Stephen M. Krause & Nicole E. Valencia
FILE NO: 26-000196-ZBA
ADDRESS: 1402 E 51st St
DATE: February 26, 2026

Nature of Request

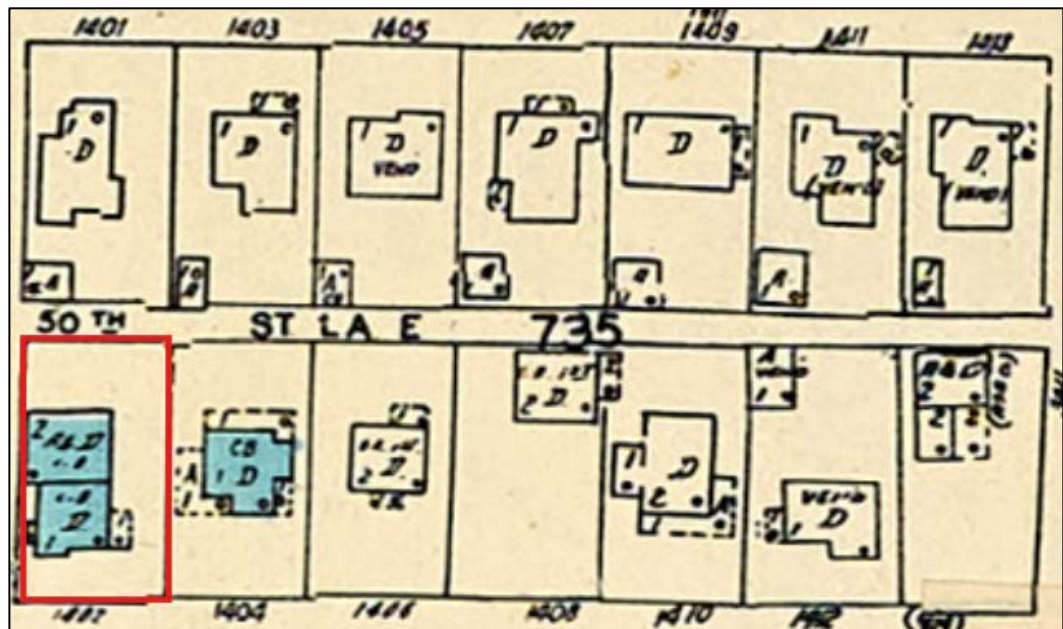
The Petitioner requests to re-establish a nonconforming two-family dwelling in the RSF-6 zoning district. The structure was built in 1945 and is shown in the 1955 Sanborn maps in a similar configuration as it is today.



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Facts & Findings

1. The property is located at 1402 E 51st St, with a PIN of 20084 18008, in the Parkside neighborhood.
2. According to the Chatham County Tax Assessor, the subject property measures approximately 6,300 square feet (60 feet of width by 105 feet of depth). The property is zoned RSF-6 (Residential Single-Family-6). The parcel is conforming in this zoning district and has lane access.
3. The current structure on the property was built in or around 1945 with a total building footprint of approximately 1,989 square feet. The two-story unit has a building footprint of approximately 868 square feet, and the one-story unit has a building footprint of approximately 1,121 square feet. There are two off-street parking spaces in the garage. Each unit will have access to one off-street parking space.
4. The description for the land on the Tax Assessor is "2-4 Family." The parcel currently has one address.
5. The Sanborn maps from 1955 show the existing structure as attached dwellings on the property.



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7. A renovation permit (26-000167-PLAN) is pending to infill a doorway that will fully separate the structure into two units. Additionally, the Petitioner is planning on adding a kitchen and a second bathroom to the two-story unit. The Petitioner has had discussions with the Fire Department and the Development Services Department with the City of Savannah to meet all requirements with this renovation.
8. 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 the side-by-side duplex configuration it is now. While the structure could be used as a single-family dwelling as permitted by the zoning district, 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 structure has existed as a side-by-side duplex layout since its depiction in the 1955 Sanborn maps, if not since its construction in 1945.

- 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 1945, 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.

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Layout for 1402 E 51st St

Staff Recommendation

MPC Staff recommends **approval** of the request to re-establish a nonconforming two-family dwelling in the RSF-6 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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View from Ash St (Google Street View, Nov 2025)



View from E 51st St (Google Street View, Nov 2025)