

25-005837-ZBA



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783/Fax: 912.525.1562
www.savannahga.gov/planning



NOV 19 2025



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Zoning Board of Appeals Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications shall not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION AND SUPPLEMENTAL DOCUMENTATION TO PLANNING@SAVANNAHGA.GOV.** Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 619 Maupas Ave

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20075 17011, 2007517012

Total acreage or SF of the subject property: 0.1157 (0.08 + 0.03 = 0.11 acres)

Zoning District(s): R-6 RSF-6

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): multi family (Ardsley Park / Chatham Crescent Conservation Dist)

II. Reason for Variance (Check all that apply and attach a response and supporting documentation for each item checked).

- ☐ A. REQUEST A VARIANCE (Sec. 3.21). The application must be submitted to provide an opportunity for the ZBA to grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; and variable standards in Article 10.0, Natural Resource Standards. Refer to Page 6 for plot plan criteria and explain specifics of request (e.g., To request a 5 foot reduction of the 25 foot rear yard setback). Describe the variance requested:

- ☐ B. APPEALS (Sec. 3.23). An appeal by any aggrieved party may be taken to the ZBA when an alleged error in a final written decision of any administrator, commission or board authorized to make a final written decision occurs. An application must be filed within thirty (30) working days of a final written decision. It will be considered filed when a complete notice of appeal is submitted to planning@savannahga.gov. Provide an explanation specifying the grounds for the appeal with the ZBA and the administrator, commission or board whose decision is being appealed:

- ☒ C. RELIEF FOR NONCONFORMING USES AND STRUCTURES (Sec. 3.24). An application must be submitted to request a re-establishment, expansion, or reconstruction of a nonconforming use. Indicate the type of non-conformity and relief sought. applying to re-establish a nonconforming ADU in association with a nonconforming four-family building on a shared lot that was in place when the uses were originally established. 24-004305-SUBP

- ☐ D. REQUEST AN EXTENSION OF A ZBA APPROVAL. If a ZBA decision needs to be extended, an application must be submitted. Date of ZBA Approval: File No.:

III. Application History.

- Have any previous applications been made regarding the subject property?
☒ Yes ☒ No If yes, please provide the file number(s): Plan 24-004305 SUBP
- Is this request related to another review, such as a Certificate of Appropriateness (COA), Subdivision, Site Development Permit or Plan, Master Plan, Business Location Approval, Rezoning, or Text Amendment? If so, please provide the Plan/Permit # Plan 24-004305 SUBP and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): On the Corner LLC
Registered Agent: Elizabeth DuBose
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 614 E 41st Street
City, State, Zip: Savannah, GA 31401
Telephone: [REDACTED] Fax: [REDACTED]
E-mail address: [REDACTED]

V. Petitioner Information, if different from Property Owner (Note: If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____
Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: _____
City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail address: _____

VI. Agent, if different from Petitioner or Property Owner (Note: A signed, notarized Letter of Authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required. Please refer to VIII. Letter of Authorization.)

Name(s): _____
Firm or Agency: _____
Address: _____
City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail address: _____

VII. Application Fee:

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- ☒ Residential: \$620.00
☐ Non-residential: \$1,300.00

IX. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- ☒ Part I. Subject Property
- ☒ Part II. Reason for Variance
- ☒ Part III. Application History
- ☒ Part IV. Property Owner Information
- ☐ ☒ Part V. Petitioner Information
- ☐ ☒ Part VI. Agent
- ☒ Part VII. Application Fee
- ☐ ☐ Part VIII. Letter of Authorization
- ☐ Part IX. Complete Application Checklist
- ☐ Part X. Certified Application (Signed application)
- ☒ ☐ A scaled dimensioned map, plat or sketch of the subject property referred to in the application
- ☐ ☒ Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

X. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

Applicant Name: Elizabeth DuBose
Print


Signature

11-18-25
Date

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building
Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 2/3/2024 1:14:48 PM

BUSINESS INFORMATION

CONTROL NUMBER	20056018
BUSINESS NAME	On The Corner, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/03/2024
ANNUAL REGISTRATION PERIOD	2024, 2025, 2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	614 E 41ST STREET, SAVANNAH, GA, 31401, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Elizabeth Egleston DuBose	614 E 41st St, Savannah, GA, 31401, USA	Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Elizabeth DuBose
AUTHORIZER TITLE	Organizer

FLOOD DATA

ACCORDING TO F.I.R.M. MAP NO. 13051C01620, REVISED 06/16/2018, THIS PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD ZONE.

THIS SITE IS LOCATED WITHIN A SEHA AS DETERMINED BY THE CASEY NORTH FLOOD STUDY. NO FILL SHALL BE PLACED ON SITE WITHOUT MITIGATION AND THE BREIFF WOULD BE DETERMINED BY THE LATEST MODEL DATA. NO INCREASE IN STORMWATER RUNOFF FOR 1-100 YR STORM EVENTS FOR DEVELOPMENT WITH AN INCREASE OF 3,000 SF OR MORE OF IMPERVIOUS SURFACE.

RESERVED FOR THE CLERK
OF THE COURT

OWNER DEDICATION

IT IS HEREBY CERTIFIED THAT WE ARE THE OWNER OF THE SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL STREETS, EASEMENTS, AND OTHER SITES TO THE USE OF THE PUBLIC FOREVER OR FOR PRIVATE USES AS NOTED.

OWNER: ELIZABETH E. DUBOSE
DATED: _____
OWNER: MARK R. FRISSELL
DATED: _____
APPROVED BY THE CITY OF SAVANNAH ENGINEER
CITY ENGINEER
DATED: _____
APPROVED BY THE CITY OF SAVANNAH DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION
DIRECTOR
DATED: _____

APPROVED FOR RECORDING BY THE METROPOLITAN PLANNING COMMISSION

DATE: _____

ERROR OF CLOSURE

FIELD: 102.483
ANGLE ERROR: 2" PER ANGLE POINT
ADJUSTED BY OBSERVATION.
PLAT: 110F
EQUIPMENT: TOPCON GPT 3003W
SOKKIA GRA3 GPS/GPS NETWORK
TOTAL STATION: SINGLE PRISM
DATE OF SURVEY: 06/09/2024
DATE OF PLAT: 07/11/2024

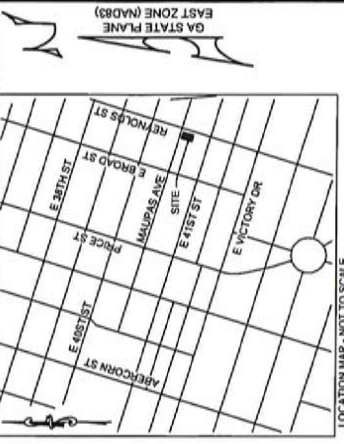
FIELD PRECISION: HORIZONTAL & VERTICAL CONTROL, PROPERTY CORNERS AND SOME OTHER IMPROVEMENTS SHOWN ON THIS SURVEY WERE COMPLETED USING GPS BASE AND ROVER. REAL TIME KINEMATIC SURVEYING METHODS USING MULTIFREQUENCY GPS ANTENNAS WERE USED. THE SURVEY HAS A RELATIVE POSITIONAL ACCURACY OF 0.05 FEET OR LESS, HORIZONTALLY AT THE 95% CONFIDENCE LEVEL.

SURVEYORS CERTIFICATION

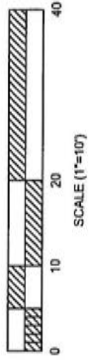
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCY. THE SURVEYOR HAS BEEN ADVISED THAT THE INTENDED USE OF ANY PARCEL, EASEMENT, OR OTHER INTEREST DESCRIBED IN THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS REGISTRATION FOR PROFESSIONAL ENGINEERS NO LANE SURVEYOR BOARD AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MICHAEL JIM GARDNER
GEORGIA REGISTERED LAND SURVEYOR NO. 2285
DATED: _____



- LEGEND**
- AC = AIR CONDITIONER
 - CONC. = CONCRETE
 - CPF = 1" CRIMPED PIPE FOUND
 - IPF = 1" IRON PIPE FOUND
 - PP = POWER POLE
 - RFB = 3/4" REBAR FOUND
 - RSS = 3/4" REBAR SET
 - UP = UTILITY POLE



RECOMBINATION OF THE NORTH PORTION OF LOTS 86 & 87 AND THE SOUTH PORTION OF LOTS 86 & 87, LOCATED IN THE GARRARD WARD IN SAVANNAH, CHATHAM COUNTY, GEORGIA

SURVEYED FOR: ELIZABETH E. DUBOSE & MARK R. FRISSELL
JULY 11, 2024
JOB NO. 619 MAUPAS AVE. (1)
LAST REVISED 02/28/2025 DRAWN BY CEM
ADDRESS: 619 MAUPAS AVE. SAVANNAH, CHATHAM COUNTY, GEORGIA

MICHAEL JIM GARDNER
LAND SURVEYOR
120 VARNEDOE AVENUE
GARDEN CITY, GEORGIA 31408
(912) 951-0479

