

NOV 10 2025

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): 509 East 39th Street Savannah Ga 31401

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 05004

Total acreage or SF of the subject property: 5,520 (0.12)

Zoning District(s): TN-2 (Streetcar Historic District)

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): residential

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:** 15 rear setback adjusted to 5 foot rear setback due to existing approvals

☐ **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.** _____

☐ **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): 25-001123-COA, 25-06621-BR
- 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 # _____ and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): Alex Mangum
Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 517 East 39th Street
City, State, Zip: Savannah Ga 31401
Telephone: [REDACTED] Fax: _____
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

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) _____, I (we) authorize _____ (Agent Name) of _____ (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): Alex Mangum

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

c5492f15-7f08-4f08-a095-e52358a1bc57 Digitally signed by c5492f15-7f08-4f08-a095-e52358a1bc57
Date: 2025.11.07 14:59:09 -05'00'

11/07/25

Signature(s)

Date

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____ by _____,
Date (Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____ Personally Known or ____ Produced Identification Type of ID _____

Signature of Notary Public

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: _____

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: Alex Mangum
Print

Digitally signed by
c5492f15-7f08-4f08-
a095-e52358a1bc57
e52358a1bc57
Date: 2025.11.07 14:59:55 -0500
c5492f15-7f08-4f08-
a095-e52358a1bc57
Signature

11/07/25
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)

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Instructions

1. Applicants shall contact the Secretary to the Zoning Board of Appeals (ZBA) at the MPC, 110 E State St, prior to submitting an application. Call the MPC at 912.651.1440.
2. The application form must be complete according to Sec. 3.1.4 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. Failure to submit a completed application will delay placement on an agenda. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
3. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
4. A plot plan must be provided when a dimensional variance or use permit is requested. Plot plan criteria are listed below.
5. Supporting documents, such as the written decision that is being appealed (and specifics on why the decision is in error), or the associated COA Staff Report/Decision, Subdivision Staff Report/Decision, Site Permit Staff Report, and City Manager Decision must be provided. If Property Owner/Petitioner is not an individual, provide the Georgia Annual Registration.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meetings dates are part of this application.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete according to Sec. 3.1.4, the MPC will schedule the petition for the next posted ZBA hearing date.
2. The MPC will notify the Petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
3. The Petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning & Urban Design Office located at 20 Interchange Drive, Administration Building. The Petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE ZBA MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days prior to the meeting, the petition shall be rescheduled.
4. The Petitioner is responsible for removing the sign(s) within 10 days of the ZBA decision.
5. The ZBA agenda, which includes the staff report, will be posted on www.thempc.org no later than 48 hours before the scheduled meeting.
6. The ZBA hearing will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
7. Digital presentations must be provided to the Secretary to the ZBA at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioner shall provide a sufficient number of copies for the Board and Board secretary.
8. Requests to withdraw, defer or continue a petition is outlined in Sec. 3.1.7.b.
9. A written notice of the ZBA decision will be sent to the Petitioner by the MPC following the meeting.
10. Building permits and approvals will be released upon receipt by the City of the ZBA decision.
11. A variance requiring a building permit shall expire after twelve (12) months from the date of approval if no building permit is issued. If a building permit is issued and expires under the terms of this Ordinance, the variance requiring the building permit shall also become null and void at the same time the building permit expires.
12. An appeal of the final written decision of the ZBA may be taken by filing a petition for certiorari with the Chatham County Superior Court within 30 days of the final action.

Plot Plan Criteria (If you are applying for a dimensional variance or special use approval, a plot plan of the subject property must be submitted with this application. The plot plan must include the below information.)

- North arrow and scale
- Street name(s)
- Dimensions of lot(s)
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Location and dimensions of and proposed construction
- Types of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

The Petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least 15 DAYS PRIOR TO THE ZONING BOARD OF APPEALS MEETING.

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**2025 Application Submittal Deadlines
And Meeting Dates
for Zoning Board of Appeals**

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submit Electronically to: planning@savananhga.gov	Zoning Board of Appeals Meeting Dates <i>(All meetings are scheduled for every three weeks on Thursdays unless otherwise noted.)</i> Meeting Time: 10:00 a.m. Meeting Location: MPC, 112 E State St, Arthur A. Mendonsa Hearing Room.
DEC 13	JAN 23
JAN 31	FEB 27
FEB 21	MAR 27
MAR 28	APR 24
APR 25	MAY 22
MAY 23	JUN 26
JUN 27	JUL 24
AUG 1	AUG 28
AUG 22	SEP 25
SEP 26	OCT 23
OCT 24	NOV 20 **3 rd Thursday**
NOV 21	DEC 18 **3 RD Thursday**
DEC 19	JAN 22, 2026

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.



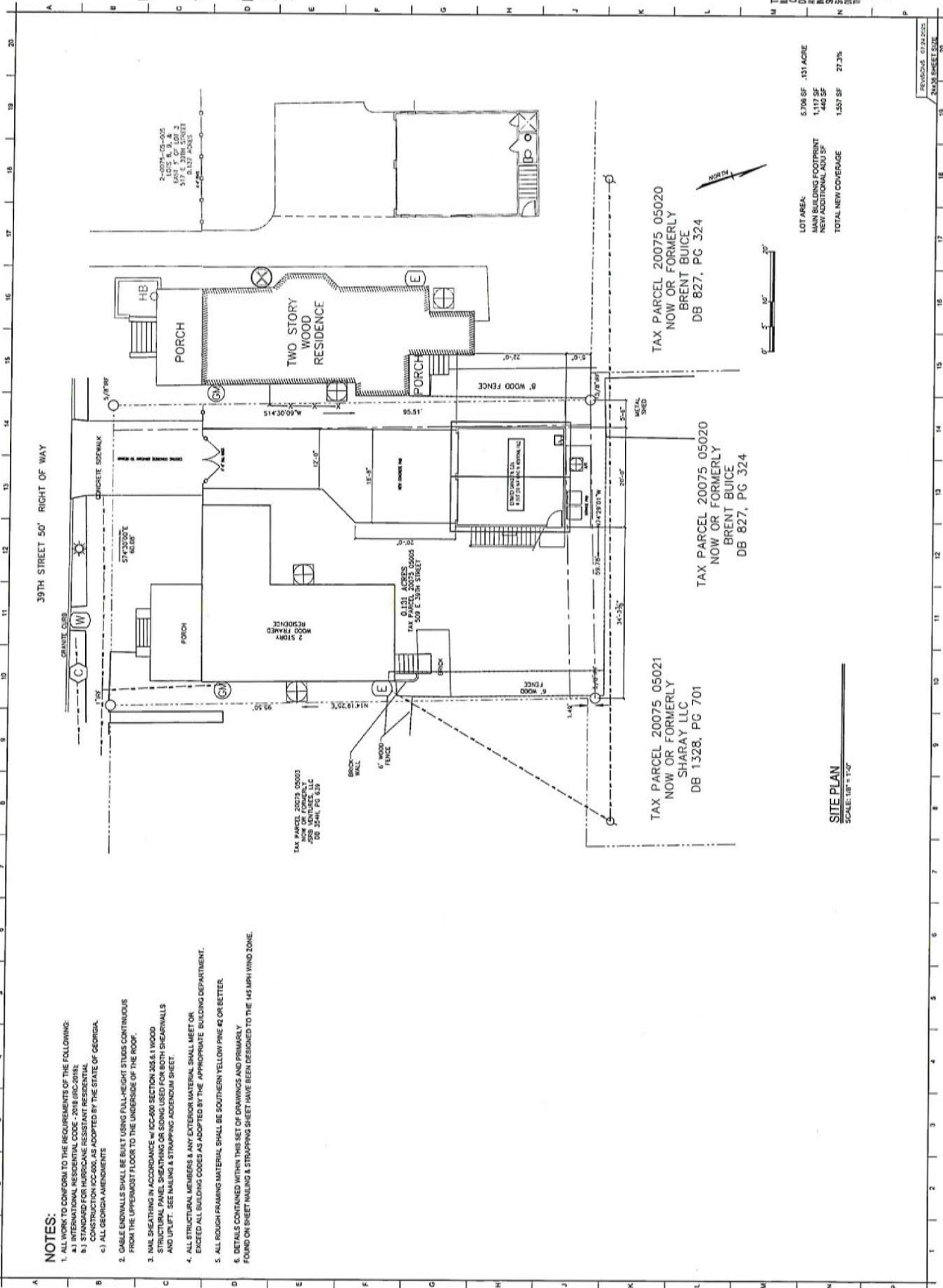
**DEMETRIUS
HUDDLESTON**
Architect
SAVANNAH, GEORGIA
912.667.8930
a.huddleston@aol.com

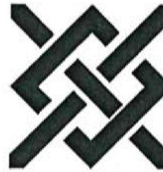
NEW ACCESSORY STRUCTURE:
509 EAST 39th STREET
SAVANNAH, GEORGIA

SAVANNAH, GEORGIA

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DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.





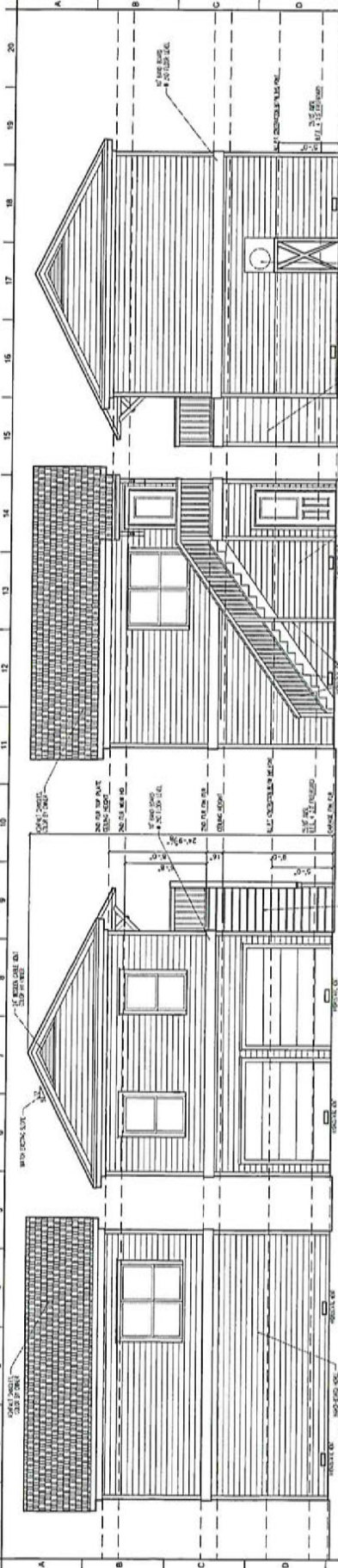
DEMETRIUS HUDDLESTON
Architect
SAVANNAH, GEORGIA
912.657.8510
demetrius@aol.com

NEW ACCESSORY STRUCTURE: 509 EAST 39TH STREET SAVANNAH, GEORGIA

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DATE: 07/24/2023
PROJECT: 509 EAST 39TH STREET
SHEET: A-1

A-1
SHEET

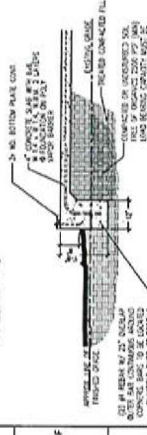


EAST ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

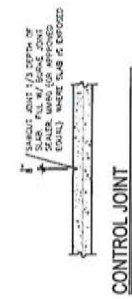
WEST ELEVATION
SCALE: 1/4" = 1'-0"



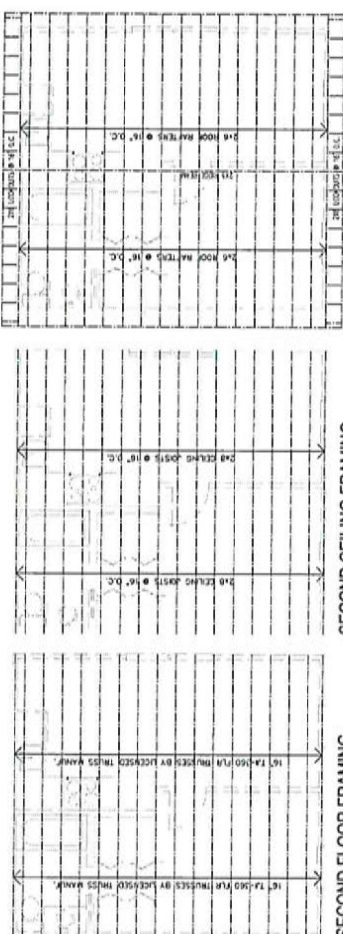
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



THRESHOLD DETAIL
SCALE: 1/4" = 1'-0"



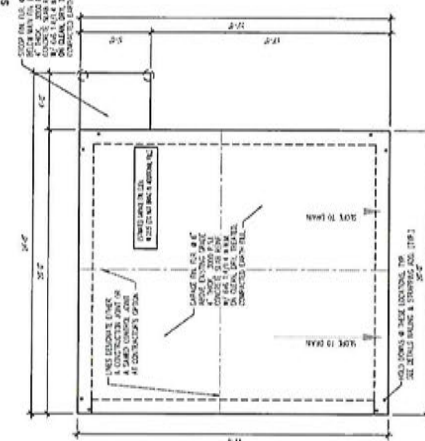
CONTROL JOINT
NOT TO SCALE



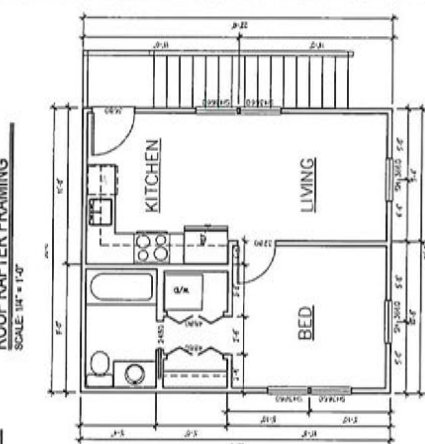
SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"

SECOND CEILING FRAMING
SCALE: 1/4" = 1'-0"

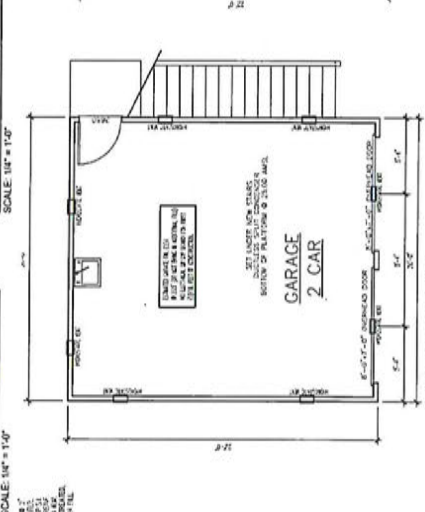
ROOF RAFTER FRAMING
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



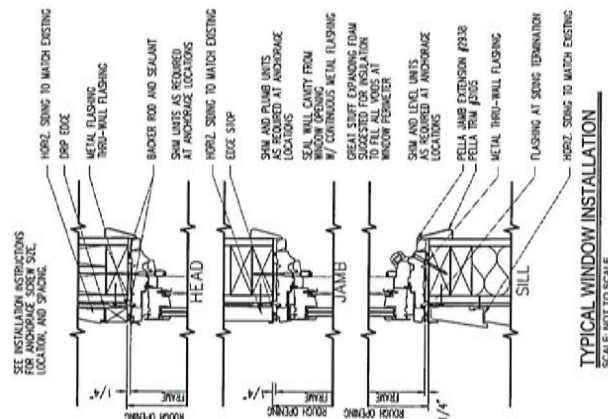
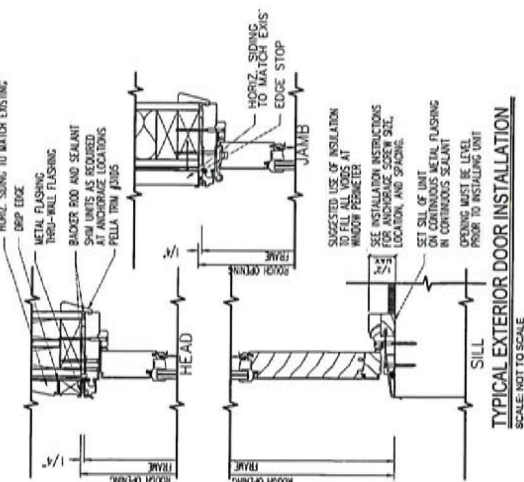
**DEMETRIUS
HUDDLESTON**
Architect
SAVANNAH, GEORGIA
1155 EAST 39TH STREET
SAVANNAH, GA 31405
912.426.8000

NEW ACCESSORY STRUCTURE: 509 EAST 39TH STREET SAVANNAH, GEORGIA

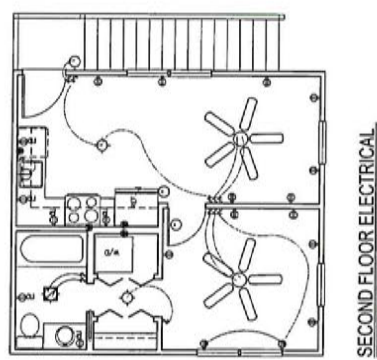
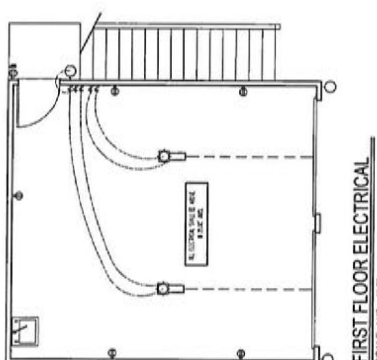
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DATE: 01/15/2018
DRAWN BY: J. H. HUDDLESTON
CHECKED BY: J. H. HUDDLESTON
SCALE: AS SHOWN

A-2
SHEET



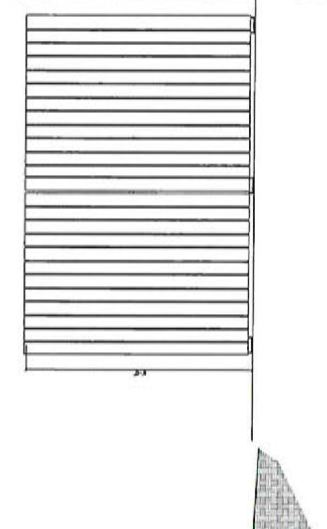
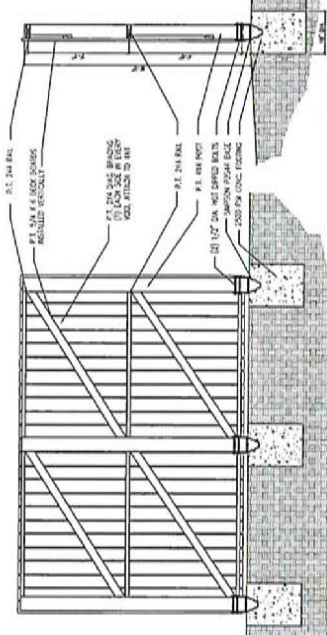
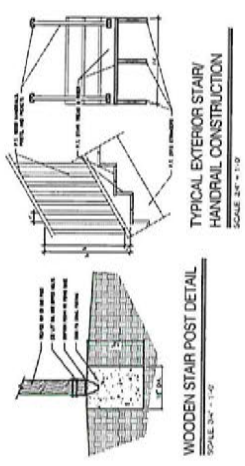
GENERAL NOTE:
DETAILS DRAWN WITH PELLA WINDOWS AND DOORS
ARE SUBJECT TO THE MANUFACTURER'S SPECIFICATIONS
OR THE SPECIFIED MANUFACTURER'S STANDARDS
WHICHEVER IS MORE RESTRICTIVE



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

MINIMUM WALL AND HEADER STUD REQUIREMENTS

MAXIMUM HEADER SPAN (FT.)	3 ft.	6 ft.	8 ft.	12 ft.
NUMBER OF HEADER STUDS SUPPORTING EACH END OF THE HEADER	1	1	2	2
UNSPACED STUDS	1	1	2	2
SPACING AT EACH END OF THE HEADER	16"/6	16"/6	16"/6	16"/6
DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS	(2) 2x4's w/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS



PRIVACY FENCING
SCALE: 1/2" = 1'-0"



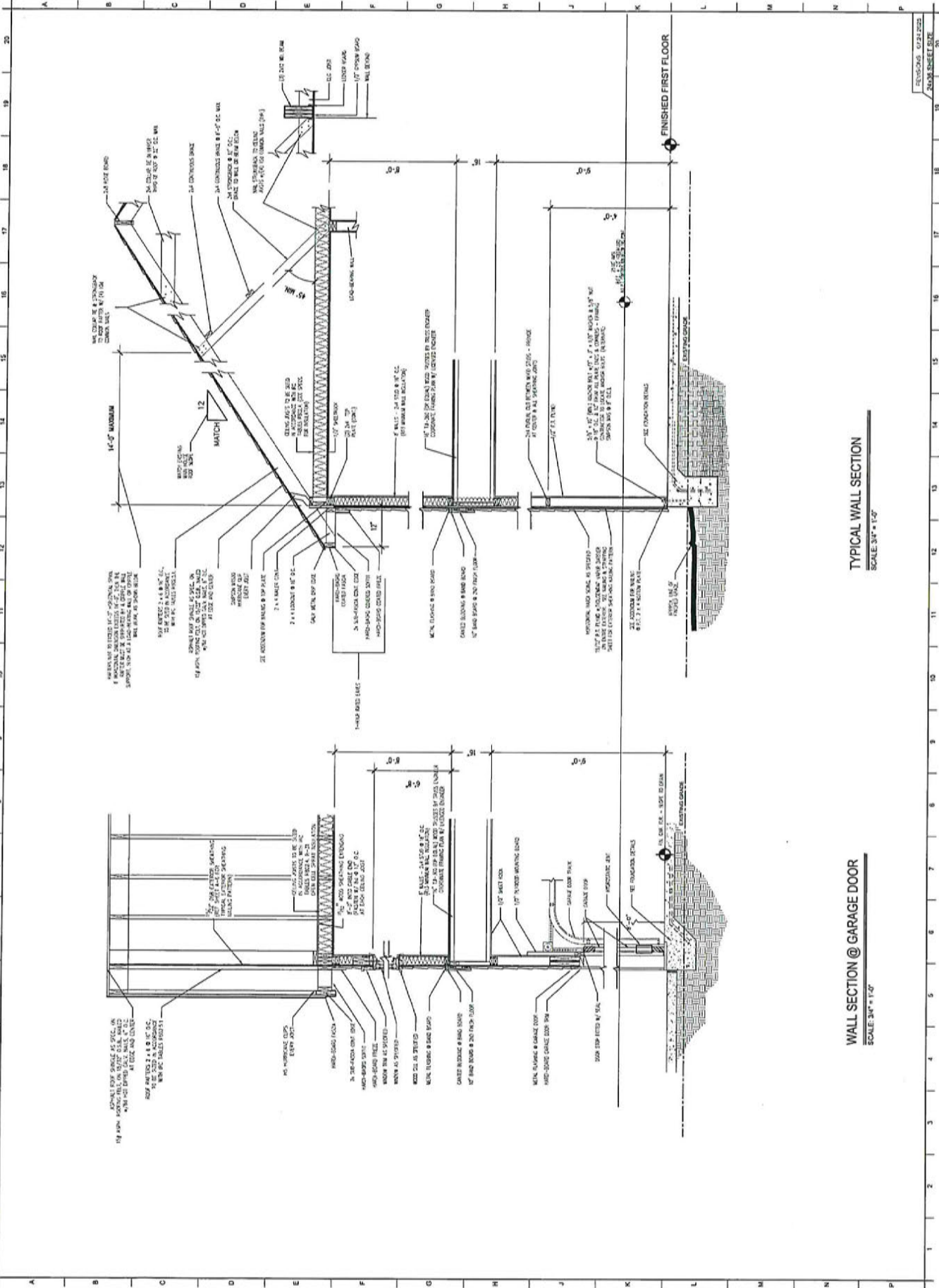
**DEMETRIUS
HUDDLESTON**
Architect
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912.693.1232
demetrius@huddlestonarchitect.com

**NEW ACCESSORY STRUCTURE:
509 EAST 39th STREET
SAVANNAH, GEORGIA**

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DESIGNED BY
SAVANNAH, GA
DATE
10/1/2024

A-3
SHEET



TYPICAL WALL SECTION @ GARAGE DOOR
SCALE 3/4" = 1'-0"

TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"



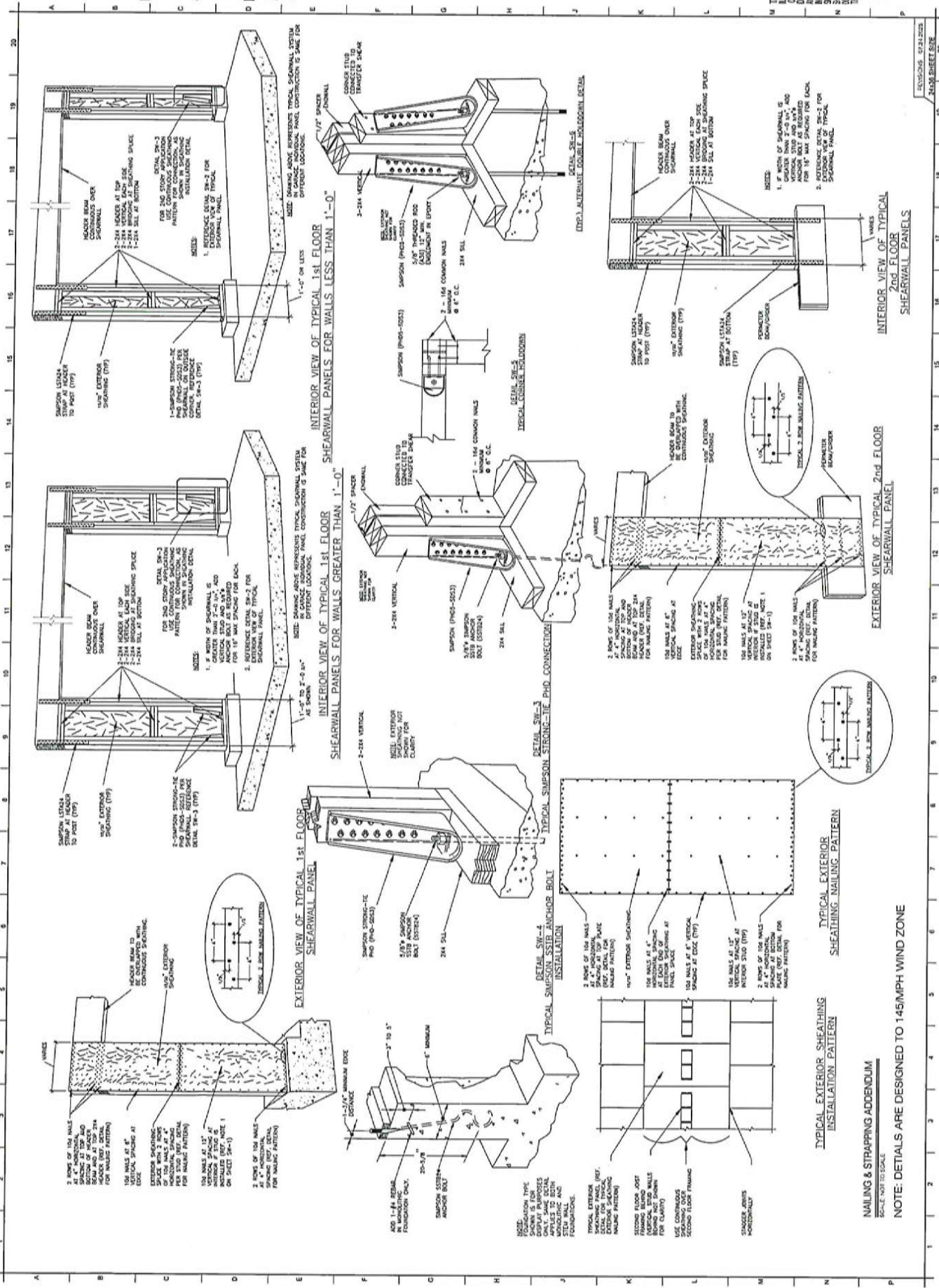
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912.667.8930
info@demetriush.com

NEW ACCESSORY STRUCTURE:
509 EAST 39th STREET
SAVANNAH, GEORGIA

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DRAWN BY _____
CHECKED BY _____
DATE _____
SCALE _____
DATE _____
BY _____
2000000
AS SHOWN

A-4
SHEEP



NAILING & STRAPPING ADDENDUM

NOTE: DETAILS ARE DESIGNED TO 145MPH WIND ZONE

Certificate of Appropriateness
Streetcar Historic District
File No. 25-001123-COA
Approval Date: 03/26/2025
Retamped By: Kelli Mitchell, 08/19/02025