



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

Zoning Board of Appeals Application

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

25-005839-2BA



NOV 13 2025



ck #1187
\$1,300

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): 7312 and 7412 White Bluff Road

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.): 20558 01003 and 20558 01002

Total acreage or SF of the subject property: 1.4

Zoning District(s): B-C- Community Business (Airport, Airfield Overlay)

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

Hotel

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:** Request to transition into SRO rental from daily hotel rental

Variances from Sec. 7.2.6.c.i, Sec. 7.2.5.a.ii.

- ☐ **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): _____
- 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): Aditi Hotel Investments
Registered Agent: DJ Desai
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 7312 White Bluff Road
City, State, Zip: Savannah GA 31411
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): Brooks Stillwell
Firm or Agency: _____
Address: 200 East Saint Julian Street
City, State, Zip: Savannah GA 31401
Telephone: _____ Fax: _____
E-mail address: [REDACTED]

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) 20558 01002 and 20558 01003, I (we) authorize Brooks Stillwell (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): Aditi Hotel Investment

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

[Signature] Date 11/5/25
Signature(s)

Witness Signature Certificate

State of Georgia South Carolina

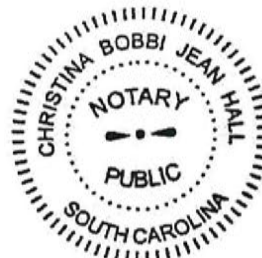
County of Beaufort

Signed or attested before me on November 5, 2025 by DJ Desai
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.

X Personally Known or _____ Produced Identification Type of ID _____

Christina Bobbi Jean Hall
Signature of Notary Public



Christina Bobbi Jean Hall
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia South Carolina

My commission expires: June 28, 2029

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: DT Desci  11/5/25
Print Signature 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)

RETAIN THIS PAGE

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.

RETAIN THIS PAGE

**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.

FIGURE 1
 (2) that certain land or parcel of land lying and being in the 4th G. M. District, DeKalb County, Georgia, within the corporate limits of the City of Savannah containing .259 acres, more fully described as follows:

All that certain tract or parcel of land lying and being in the 4th Civil District, Dufferin County, Georgia, within the corporate limits of the City of Savannah containing .23 acres, more fully described as follows:

[illegible]

Abstract
 One of the major goals of the U.S. Fish and Wildlife Service (USFWS) is to protect and enhance the quality of the nation's fish and wildlife resources. The USFWS has been successful in many of its efforts, but it has also faced many challenges. One of the most significant challenges is the loss of habitat. The USFWS has been working to protect and restore habitat for many years, but it has not been successful in all of its efforts. The USFWS has been working to protect and restore habitat for many years, but it has not been successful in all of its efforts. The USFWS has been working to protect and restore habitat for many years, but it has not been successful in all of its efforts.

All that section 1 and or parcel of land lying and being in the city of Atlanta, District, DeKalb County, Georgia, City of Savannah, containing 1.661 acres or 62,794 square feet, more fully described as follows:

This table and the attached legal description describes the values listed on the *Real Estate and Life Insurance Company* (applicant) 42-12070(3), obtained April 5-1/95.

A new legal description was made to include a review of the legal description of the parcel(s) listed 1-8-2.

Guest House Inn Project

Guest House Southside
7312 White Bluff Road, Savannah, GA 31406

Based on Franchising Times Magazine Company
Commitment No. 2, 2026(60)
Issued on official date of 5-1-15

Member's Certification

As First Avenue Title Insurance Company and Sure & Oak Corporation, this is to certify that the map and the survey on which it is based were made in accordance with the Minnesota Standard Detail Requirements for a Township Land Title Survey, locally established and approved by A.T.H. and C.O.P., and conform to the following items 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1

For more information, contact:
 Professor P. Peter A.
 Repetti, Ph.D., M.A.
 The University of Georgia
 College of Public Health
 1000 College Station
 Athens, GA 30602-3030
 Phone: 706/542-4333
 Fax: 706/542-4334
 Email: ppett@arches.cc.uga.edu

Only in Form By:
 Ryan & Associates Sampling, Inc.
 10000 Highway 101, Suite 100
 Burnsville, MN 55337
 Phone 952-464-2200

Bock & National Co.
1234 Street, New York



Sheet 1 of 1

11

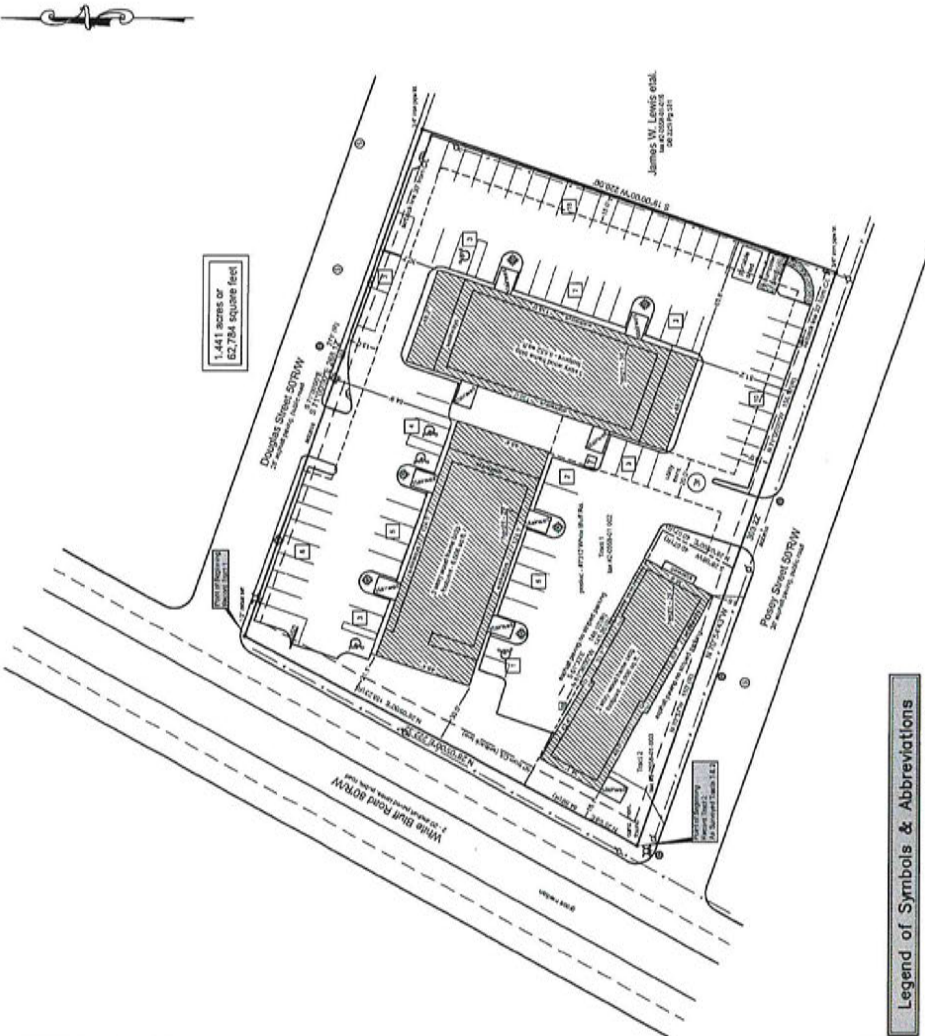


Excerpt from J.A. Rowe to Savannah Electric and Power Company, dated January 18, 1946, recorded in February 8, 1946, recorded in Deed Book 42-G, Page 48, Records of Chatham County, Georgia, 1845-1945.

- [illegible]

There is direct physical access to the subject property via Douglas Street & Penny Street public right of way.

- [illegible]



Pursuant to Table A Item 4B, the zoning classification and information shown herein was provided to the surveyor by the owner, per Book & Clark Zoning Report for Sun Insurances, LP.

Property Address: 7212 18th St, San Francisco, CA
 Project: 200100432-000, dated 6/28/13
 The current zoning district for the subject property is GC - Community Business District
 Setbacks: front - 30' from centerline of travel, 30' from centerline of sidewalk, 40' from rear - none
 Maximum height - 35 feet
 Maximum Bulk - None
 Maximum Building - 3 stories and 35 feet maximum

At the time of this survey, there are no visible encroachments onto or off of premises.

Utility Pole	Flag Pole	Storm Mast pole

- | | | | | | | | | | | |
|----------------------|------------|-------------------|--------------------|----------------|-----------|----------------------|----------|------------|----------------|----------------|
| Electric Transformer | Light Pole | Electric Mainline | Telephone Mainline | Electric Meter | Cable Box | Air Conditioner Unit | Sum Pipe | Sewer Pipe | Height of City | Overhead Power |
| ⚡ | 📶 | 🔌 | 📞 | ⚡ | 📶 | 🌬️ | 📶 | 📶 | 📶 | 📶 |
| Electric Transformer | Light Pole | Electric Mainline | Telephone Mainline | Electric Meter | Cable Box | Air Conditioner Unit | Sum Pipe | Sewer Pipe | Height of City | Overhead Power |
| ⚡ | 📶 | 🔌 | 📞 | ⚡ | 📶 | 🌬️ | 📶 | 📶 | 📶 | 📶 |

FLOOD NOTE: By graphic notation only, this property is in Zone(s) _____ of the Flood Insurance Rate Map Community Flood No. _____ which shows an effective date of _____. It is not in a Special Flood Hazard Area. By telephone _____ we have learned this community flood map is _____.

_____ has been licensed as a Professional Engineer in _____ State since _____.

_____ was present at the field surveying performed to determine this area and the elevation certificate may be needed to verify this determination or rely

for a variance from the Federal Emergency Management Agency.

SCALE : 1" = 30'

Printable page

PARID: 20558 01002

ADITI HOTEL INVESTMENT LLC

7412 WHITE BLUFF RD

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
ADITI HOTEL INVESTMENT LLC			5280 NEW JESUP HWY BRUNSWICK GA 31523

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State Zip
ADITI HOTEL INVESTMENT LLC		5280 NEW JESUP HWY		BRUNSWICK GA	31523

Parcel

Status	ACTIVE
Parcel ID	20558 01002
Category Code	540 - Motel Room, 2 Sty., Dbl. Row
Bill #	2968847
Address	7412 WHITE BLUFF RD
Unit # / Suite	
City	SAVANNAH
Zip Code	31406-
Neighborhood	01500.00 - A500 ABRCN EXT
Total Units	83
Zoning	B-C
Class	C3 - Commercial Lots
Appeal Status	

Legal Description

Printable page

PARID: 20558 01003

ADITI HOTEL INVESTMENT LLC

7312 WHITE BLUFF RD

Most Current Owner

Current Owner	Co-Owner Care Of Mailing Address
ADITI HOTEL INVESTMENT LLC	5280 NEW JESUP HWY BRUNSWICK GA 31523

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ADITI HOTEL INVESTMENT LLC		5280 NEW JESUP HWY		BRUNSWICK GA		31523

Parcel

Status	ACTIVE
Parcel ID	20558 01003
Category Code	540 - Motel Room, 2 Sty., Dbl. Row
Bill #	2968848
Address	7312 WHITE BLUFF RD
Unit # / Suite	
City	SAVANNAH
Zip Code	31406-
Neighborhood	01500.00 - A500 ABRCN EXT
Total Units	19
Zoning	B-C
Class	C3 - Commercial Lots
Appeal Status	

Legal Description

Legal Description	LT 8 + PT OF 6 + 7 BLK B AVALON PLAT BOOK 50 PG 284
Acres	.18

ADITI HOTEL INVESTMENT, LLC
7312 White Bluff Road

November 10, 2025

Mel A. Meleka, MCRP, M.ASCE
Chief, Master Planning Brancy
FSGA, Directorate of Public Works
1616 Veterans Parkway
Building: 1119
Room: 118
Fort Stewart/ Hunter Army Airfield, GA 31314

Re: Application for Zoning Variance to Permit Change of Use of an Existing Building within the Airfield Overlay District of Hunter Army Airfield, from Limited-Service Hotel Use to a Single Room Occupancy Use

Dear Sir:

Our company, Aditi Hotel Investment, LLC, is the owner of property containing two hotel buildings, which are located at the southeast corner of White Bluff Road and Douglas Street, immediately east, across White Bluff, from the runway for Hunter Army Airfield. Our hotel has been operating at this location for 20+ years. Most of the rooms are currently rented by the week or month, to workers who are on temporary job assignments in the area.

Since we are across White Bluff from Hunter Army Airfield, our property is located within the "Airfield Overlay District" which was established as part of the City of Savannah's Zoning Ordinance. Properties within the "AOD" are subject to certain restrictions and requirements to insure that uses within the district do not interfere with the use of the airfield. A similar district exists around the Savannah-Hilton Head International Airport.

Our property is located within the "Accident Potential Zone 1" or "APZ1" for HAAF since it is close to HAAF's runway. Commercial uses, such as a hotel, are allowed to be located and operated within APZ1, so there is no issue with the current use of the property.

We have a contract to sell the hotel to a new owner, which proposes to operate the hotel as a "single room occupancy" use, where all the rooms are leased for more than a

ADITI HOTEL INVESTMENT, LLC
7312 White Bluff Road

month at a time. Since this is classified as a "residential" rather than a "commercial" use, and since residential uses are generally prohibited in APZ1, we are required to obtain a zoning variance from the city to complete our sale.

Since our new owner will only be changing the term of their rentals (to over a month, instead of daily, weekly or monthly), the change will not be noticeable to anyone outside the hotel, and will not increase the impact of the use on HAAF or anyone else in the neighborhood.

We are providing you with notice of our request for a zoning variance to comply with the ordinance, which requires notice of any variance request to HAAF.

We have attached a copy of our zoning variance request to the Savannah Zoning Board of Appeals, and a copy of the portion of the ordinance which deals with Airfield Overlay Districts. We request that if you have any recommendations as to the aeronautical effects of the variance, you submit them in writing to:

Aditi Hotel Investments, LLC
PO Box 6465
Beaufort, SC 29906

If you have any questions about our proposed use or the variance application, we would be happy to meet at your convenience.

Very truly yours,


DJ Desai