

25-006064-ZBA



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

DEC 1 2 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

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): 4 Sir Lancelot Court

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.): 20145 07020

Total acreage or SF of the subject property: .51 Acres (0.53 Acres SAGIS)

Zoning District(s): RSF-10

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:** A variance for the rear setback for a replacement of a screened pool enclosure. The existing screen enclosure is 2'-0" from the setback, we plan on maintaining that existing setback for the new enclosure. This enclosure suffered damage and partially collapsed during the last ice storm we had.

☐ **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): Seth Kovensky

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 4 Sir Lancelot Court

City, State, Zip: Savannah, GA 31405

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): Eli Lurie

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

Address: 545 Berrien Street, Unit A

City, State, Zip: Savannah, GA 31401

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

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)
20145 07020

I (we) authorize
Eli Lurie (Agent Name) of Eli Lurie Antiques & Design (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): Seth Kovensky

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



12/12/2025

Signature(s)

Date

Witness Signature Certificate

State of ~~Georgia~~^{FC} Florida

County of St. Lucie

Signed or attested before me on 12/12/2025 by Seth Kovensky
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 Driver License



Signature of Notary Public

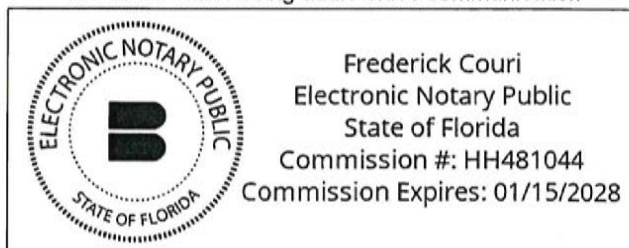
Frederick Couri

(Name of notary, typed, stamped or printed)

Notary Public State of ~~Georgia~~^{FC} Florida

My commission expires: 01/15/2028

Notarized online using audio-video communication



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: Eli Lurie
Print

Eli Lurie
Signature

12.12.2025
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	Zoning Board of Appeals Meeting Dates
<i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i>	<i>(All meetings are scheduled for every three weeks on Thursdays unless otherwise noted.)</i>
Submittal Due: 5:00 p.m. Submit Electronically to: planning@savananhga.gov	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.

December 12, 2025

Mr. Stephen Merriman Jr.
Savannah Zoning Board of Appeals
20 Interchange Drive, Administration Bldg.
Savannah, GA 31415

Carriage House addition to 412 East 46th Street

Dear Mr. Merriman,

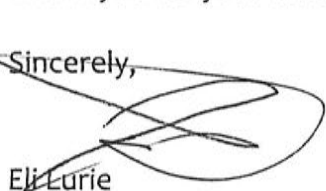
I am writing to formally request a variance for the rear yard setbacks for a replacement pool screen enclosure at 4 Sir Lancelot Court. The property currently has an existing pool screen enclosure located in the southern side, which we plan to maintain the existing setback which is non-conforming.

The existing pool screen enclosure is situated 2'-0" from the rear yard property line. Since this existing setback does not comply with current setback regulations (5 feet for the rear yard), we are requesting a variance to maintain the current footprint and setbacks for the structure.

If additional documentation or details are required to support this submission, please do not hesitate to contact me, and I will provide the necessary information promptly.

Thank you for your time and consideration of this request.

Sincerely,



Eli Lurie

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405



(For 1 & 2 Family Dwellings)

DESIGNER
 JULIE LURIE ANTIQUES & DESIGN
 3445 BERKELEY STREET
 UNIT A
 SAVANNAH, GA 31405
 TEL: 508.887.0836
 CONTACT: JULIE LURIE

VICINITY MAP



STREET MAP

ABBREVIATIONS

[illegible]

Page	TIME SHEET
------	------------

STRUCTURAL

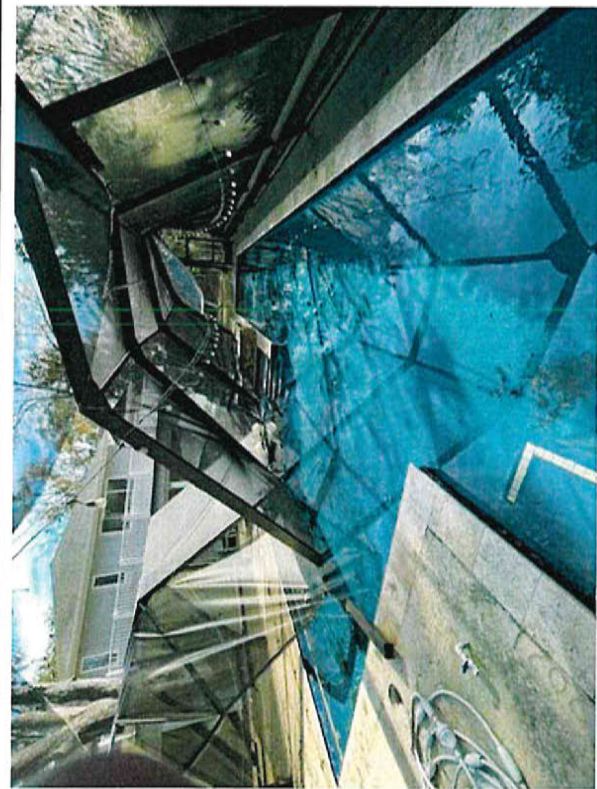
ARCHITECTURAL

PH-1.1	ASSEMBLY FLOOR PLANS
AS-1.1	AS-BUILT EXTERIOR ELEVATIONS
DE-1	DEMOLITION FLOOR PLAN
AL-1	FLOOR PLANS
AL-2	ROOF PLAN
AL-3	EXTERIOR PERIMETER LINES
AL-2	EXTERIOR ELEVATIONS
AL-3	EXTERIOR ELEVATIONS
AL-4	BUILDING SECTIONS

MECHANICAL

ELECTRICAI

LANDSCAPE



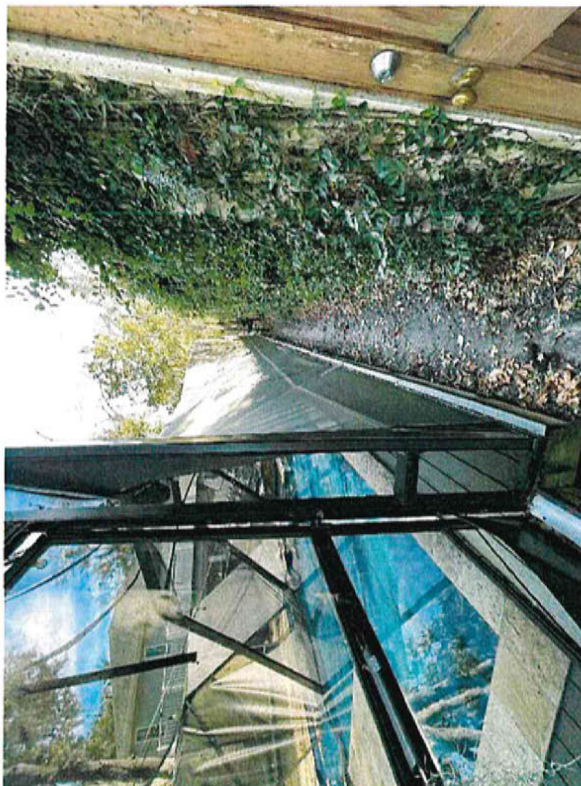
2 EXISTING ENCLOSURE DAMAGE SOUTHWEST
 (PH.1.1) 1/4" = 1'-0"



1 EXISTING ENCLOSURE DAMAGE AERIAL IMAGE
 (PH.1.1) 1/4" = 1'-0"



4 EXISTING ENCLOSURE CURRENT AERIAL IMAGE
 (PH.1.1) 1/4" = 1'-0"



3 EXISTING ENCLOSURE DAMAGE SOUTH IMAGE
 (PH.1.1) 1/4" = 1'-0"



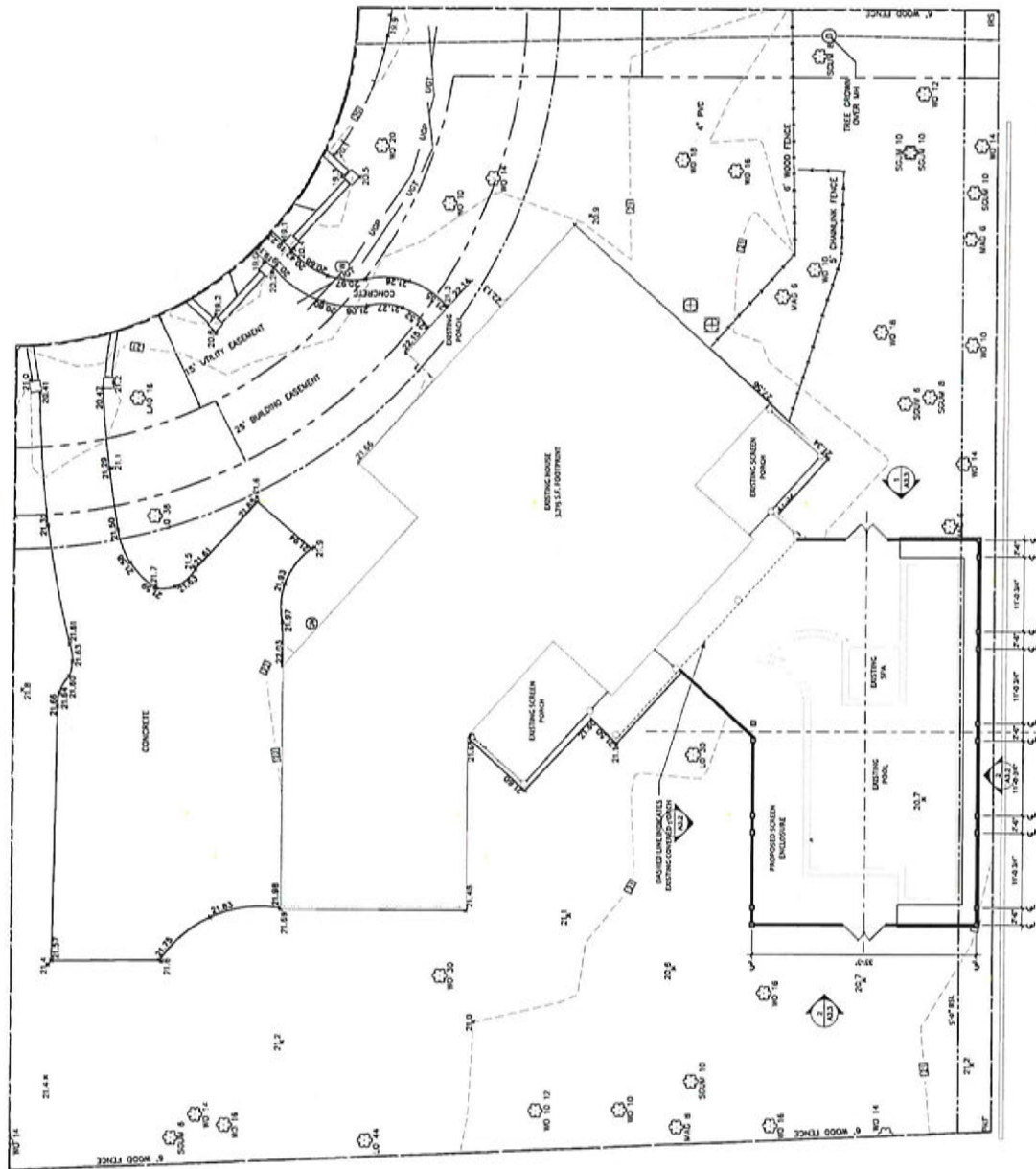
ELI LURIE
ANTIQUES • DESIGN

FOR ZBA REVIEW
NO. 15686
DATE: 12.10.15

AS.1.1
SITE PLAN

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405

1. THE MAP
2. THE MAP
3. THE MAP
4. THE MAP
5. THE MAP
6. THE MAP
7. THE MAP
8. THE MAP
9. THE MAP
10. THE MAP
11. THE MAP
12. THE MAP
13. THE MAP
14. THE MAP
15. THE MAP
16. THE MAP
17. THE MAP
18. THE MAP
19. THE MAP
20. THE MAP
21. THE MAP
22. THE MAP
23. THE MAP
24. THE MAP
25. THE MAP
26. THE MAP
27. THE MAP
28. THE MAP
29. THE MAP
30. THE MAP
31. THE MAP
32. THE MAP
33. THE MAP
34. THE MAP
35. THE MAP
36. THE MAP
37. THE MAP
38. THE MAP
39. THE MAP
40. THE MAP
41. THE MAP
42. THE MAP
43. THE MAP
44. THE MAP
45. THE MAP
46. THE MAP
47. THE MAP
48. THE MAP
49. THE MAP
50. THE MAP
51. THE MAP
52. THE MAP
53. THE MAP
54. THE MAP
55. THE MAP
56. THE MAP
57. THE MAP
58. THE MAP
59. THE MAP
60. THE MAP
61. THE MAP
62. THE MAP
63. THE MAP
64. THE MAP
65. THE MAP
66. THE MAP
67. THE MAP
68. THE MAP
69. THE MAP
70. THE MAP
71. THE MAP
72. THE MAP
73. THE MAP
74. THE MAP
75. THE MAP
76. THE MAP
77. THE MAP
78. THE MAP
79. THE MAP
80. THE MAP
81. THE MAP
82. THE MAP
83. THE MAP
84. THE MAP
85. THE MAP
86. THE MAP
87. THE MAP
88. THE MAP
89. THE MAP
90. THE MAP
91. THE MAP
92. THE MAP
93. THE MAP
94. THE MAP
95. THE MAP
96. THE MAP
97. THE MAP
98. THE MAP
99. THE MAP
100. THE MAP



DB 1952 PG 0023

DB 1952 PG 0023

SITE PLAN
1/8" = 1'-0"



NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405

D1.1

DATE 12.12.2015
NO. 25086



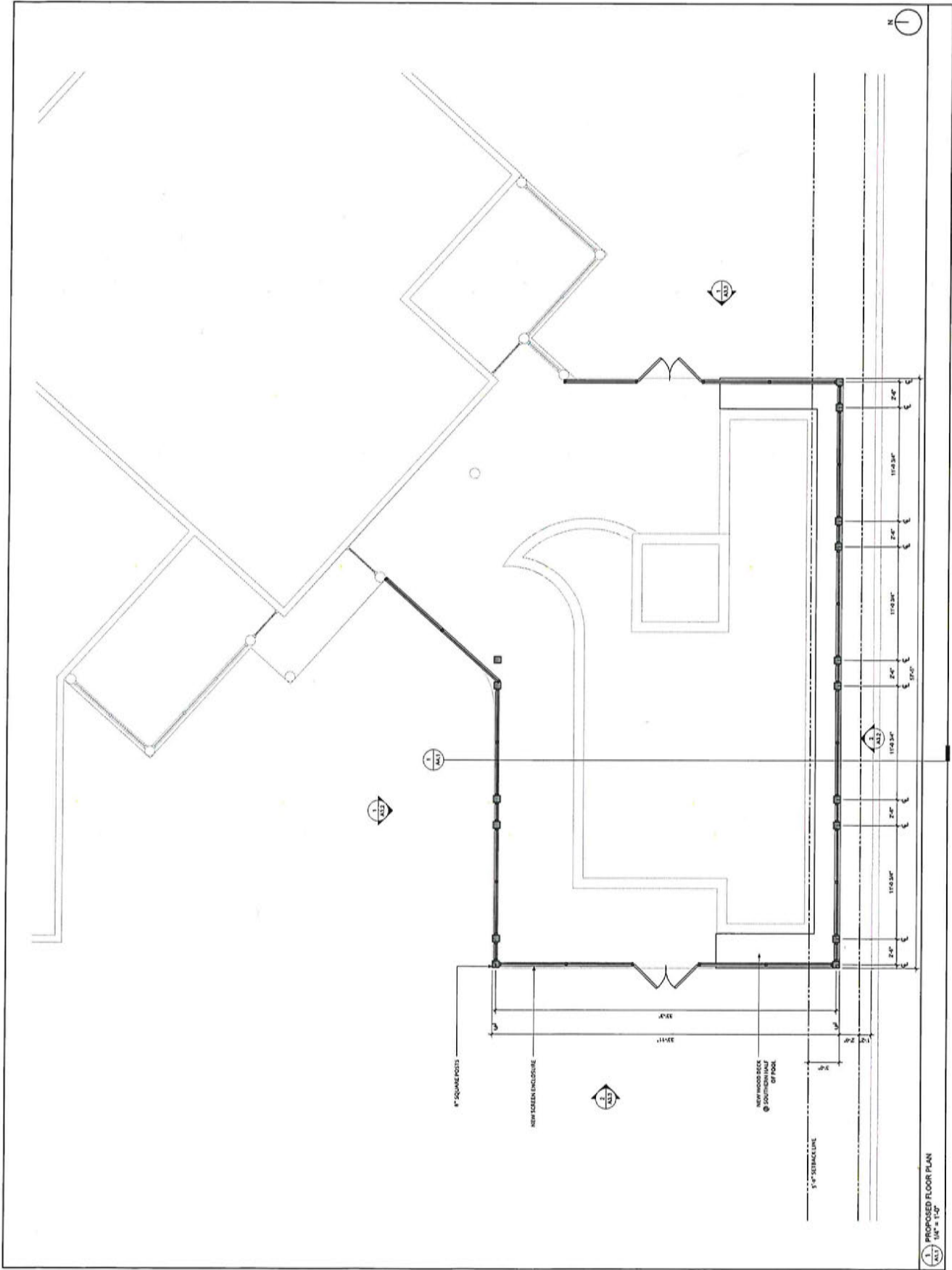
1
DEMOLITION FLOOR PLAN
1/8" = 1'-0"



A1.1

FOR ZBA REVIEW
FLOOR PLANS

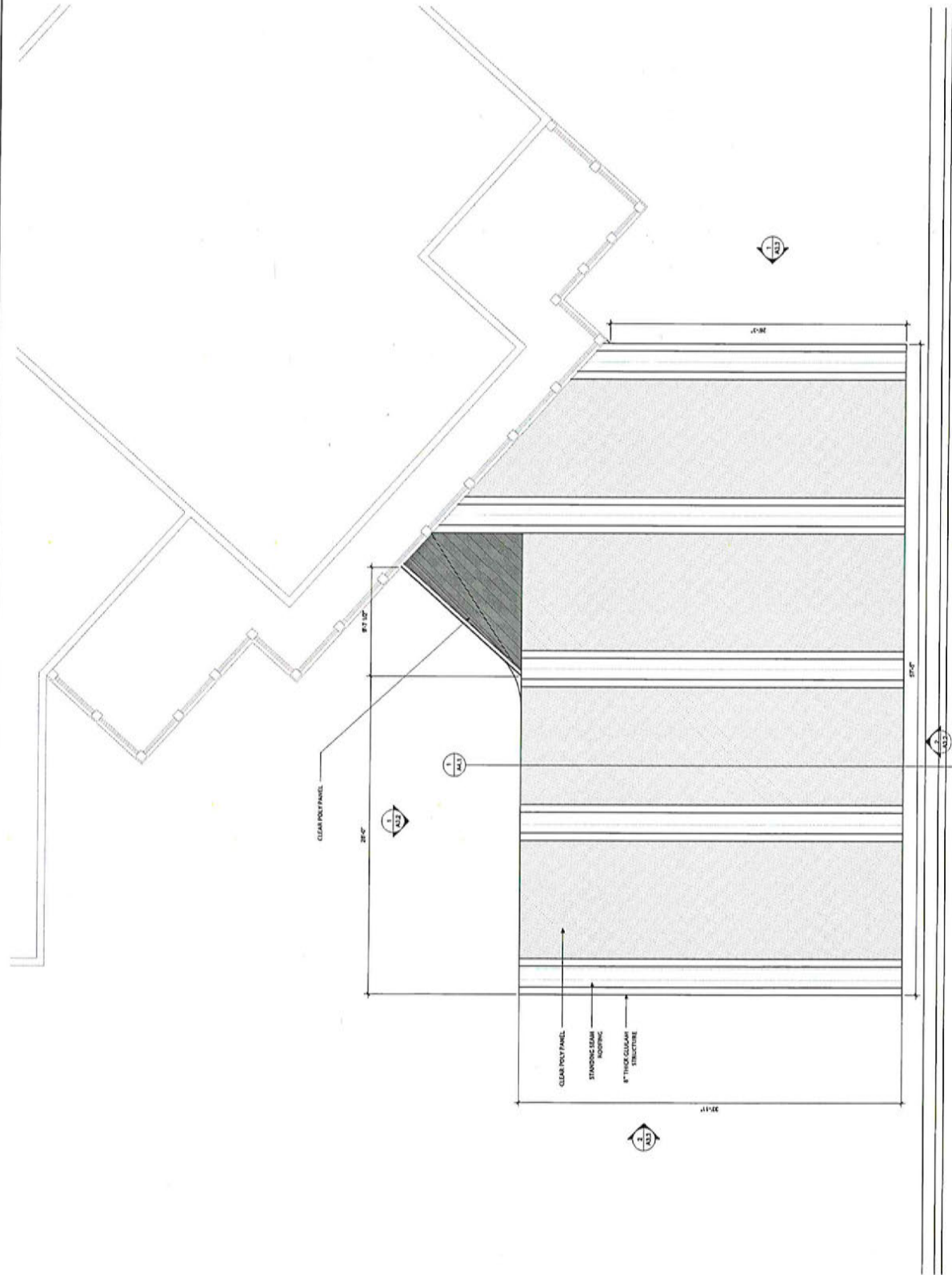
NO: 15086
DATE: 12-12-2015





ELI LURIE
ANTIQUES • DESIGN

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405
NO. 2566
DATE: 12.12.2015
FOR ZBA REVIEW
A1.2



1 PROPOSED ROOF PLAN
A1.2
1/4" = 1'-0"



ELI LURIE
ANTIQUES • DESIGN

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405
A3.1
NOT FOR CONSTRUCTION
DATE: 03/20/2015
EXTERIOR PERSPECTIVES
FOR ZBA REVIEW



1 NORTHWEST PERSPECTIVE
A.U.

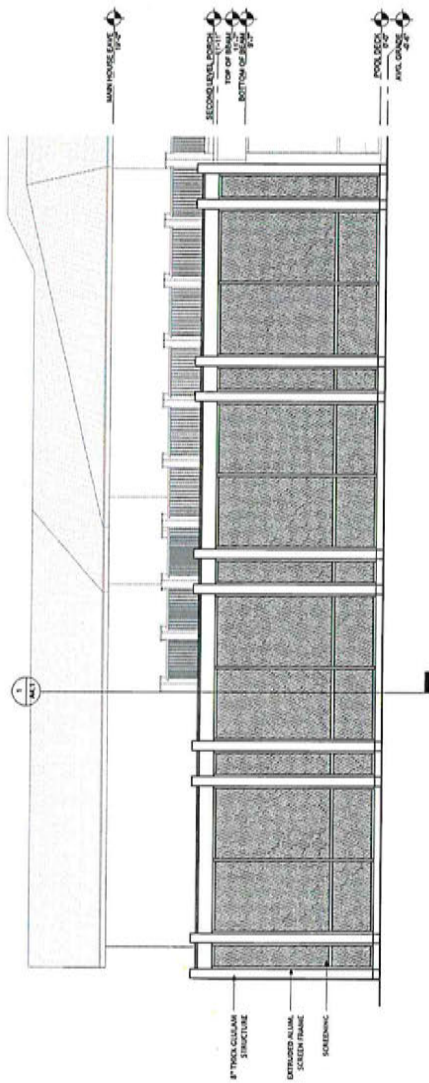


1 INTERIOR PERSPECTIVE
A.U.

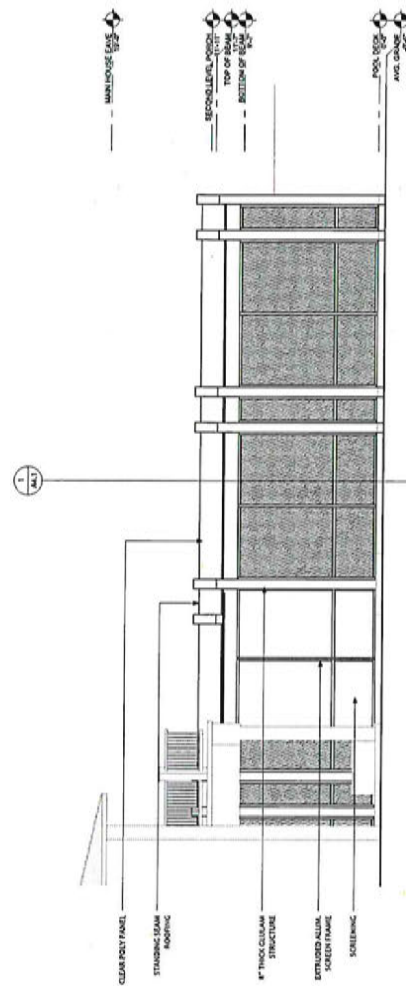


ELI LURIE
ANTIQUES • DESIGN

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405
NO. 35066 DATE: 03/20/2015
FOR ZBA REVIEW
EXTERIOR ELEVATIONS
A3.2



2. PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

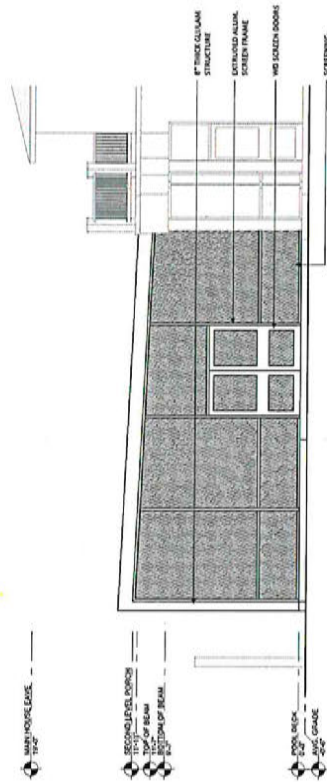


1. PROPOSED NORTH ELEVATION
1/4" = 1'-0"

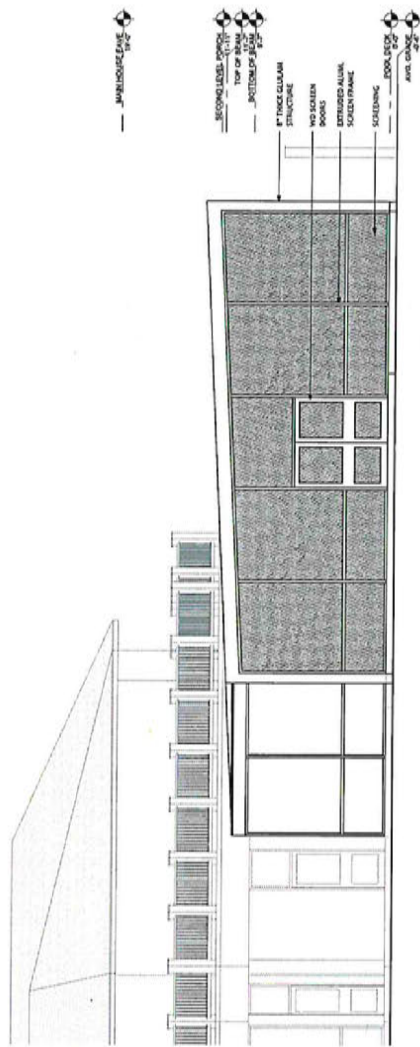


ELI LURIE
ANTIQUES • DESIGN

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405
A3.3
EXTERIOR ELEVATIONS
FOR ZBA REVIEW
NO: 20086
DATE: 03.10.2015



1 PROPOSED EAST ELEVATION
1/8\" = 1'-0"

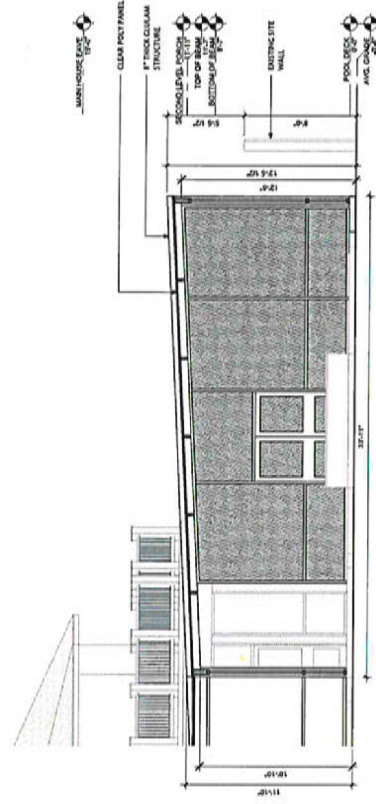


2 PROPOSED WEST ELEVATION
1/8\" = 1'-0"



ELI LURIE
ANTIQUES • DESIGN

NEW SCREEN POOL ENCLOSURE
4 SIR LANCELOT COURT
SAVANNAH, GA 31405
A4.1
FOR ZBA REVIEW
BUILDING SECTIONS
NOT SCALE
DATE: 03.13.19



1 ENCLOSURE SECTION
1/4" = 1'-0"