



SAVANNAH ZONING BOARD OF APPEALS

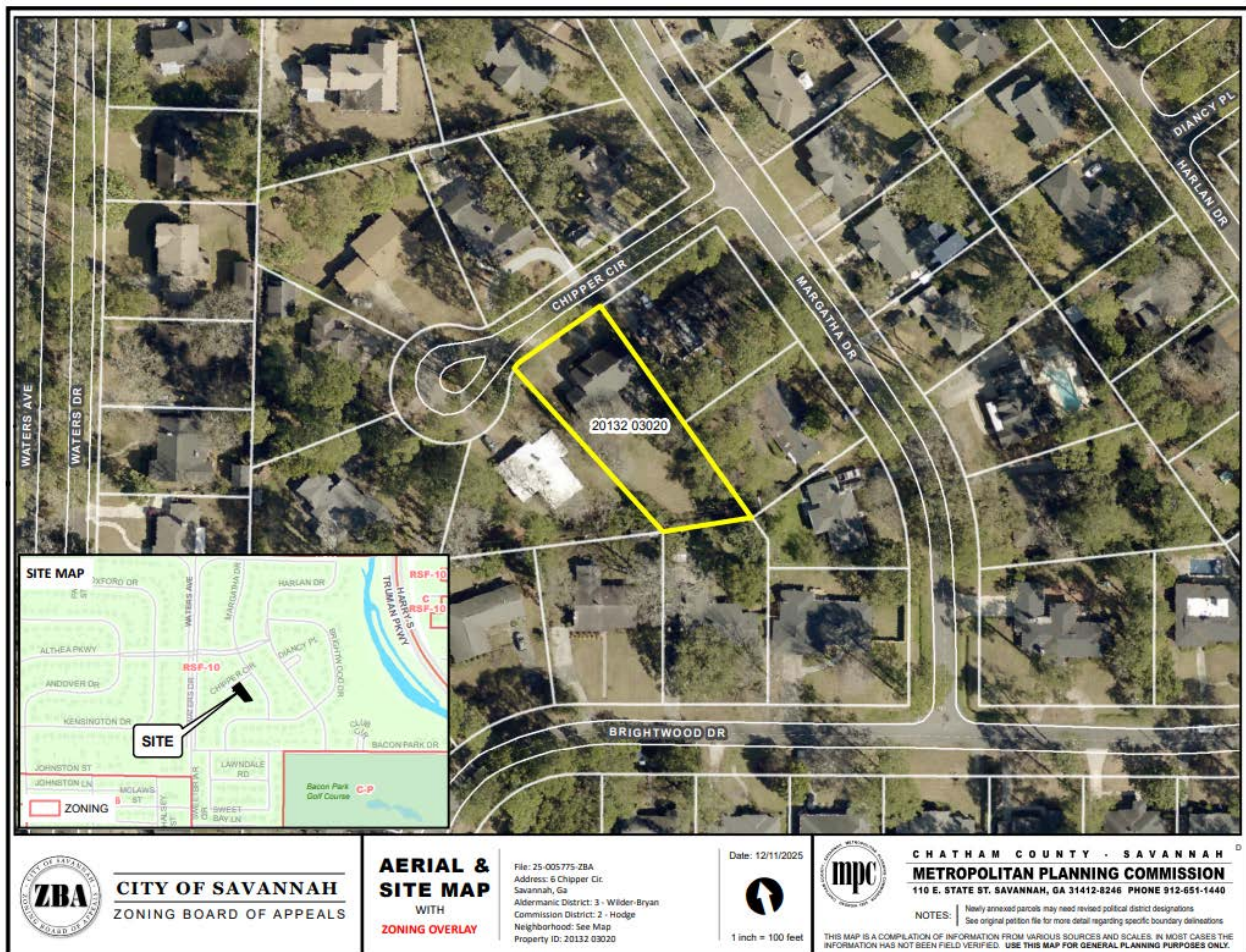
STAFF REPORT

PETITIONER: Jared & Jessica Lott
FILE NO: 25-005775-ZBA
ADDRESS: 6 Chipper Cir
DATE: January 22, 2026

Nature of Request

The Petitioner requests the following two variances in association with the construction of an accessory dwelling unit (ADU) in the RSF-10 zoning district:

1. To allow the ADU to exceed the 700 square foot building footprint maximum by 282 square feet;
2. To reduce the setback of a residential driveway from 3 feet to 1 foot.



Aerial & Site Map for 6 Chipper Cir

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Facts & Findings

1. The property is at 6 Chipper Cir, with a PIN of 20132 03020, in the Fairway Oaks neighborhood.
2. According to the Chatham County Tax Assessor, the subject property measures approximately 16,552 square feet (0.38 acres) and has varying lengths of width and depth due to the irregular shape of the parcel. The property is zoned RSF-10 (Residential Single-family-10). It is a conforming parcel in this zoning district.
3. The primary dwelling was built in or about 1951 with a building footprint of approximately 2,588 square feet, according to the Petitioner.
4. The Petitioner is proposing to construct an ADU with a building footprint of 982 square feet. There is also a proposed pool (accessory structure) that will go in between the existing primary dwelling and the proposed ADU. The structures do not exceed the maximum permissible lot coverage. Along with the structures, the existing driveway is proposed to be extended to the ADU in the rear. There will be an off-street parking space provided in the ADU. The height requirement and the ADU setbacks will be met. Note that only the roof is over the side yard setback, which is permissible, and the building footprint is within the 7-foot side yard setback.
5. [Section 8.7.4.d.i](#) of the Zoning Ordinance requires a maximum of 700 square feet for the building footprint of an ADU. While the Petitioner does not exceed the 40% in relation to the primary dwelling requirement, their proposed ADU is 982 square feet. This exceeds the maximum by 282 square feet. It does not exceed the 40% portion of the rule, as 40% of the principal dwelling would be 1,035 square feet.

d. Building Size

i. The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet. In the A-1, RSF-E, RSF-30 and RSF-20 districts, the maximum building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 square feet, whichever is less.

6. [Section 4.3.3.a.v](#) of the Zoning Ordinance requires driveways to have a setback of at least 3 feet from the side property lines. The Petitioner is proposing to reduce this setback to 1 foot from the east side (interior) yard property line at one point. A driveway to the primary dwelling currently exists, and the Petitioner proposes to put a concrete pad and driving pavers to extend the driveway for off-street parking access at the ADU. Most of the driveway meets the 3-foot requirement; just a minor portion of it requires a variance.

v. Driveways

Driveways, provided that, to the extent practicable, they extend across rather than along the front yard setback area. However, driveways for residential uses shall be no closer than three (3) feet from the side (interior) property line. For lots less than 45 feet wide, the driveway shall be no closer than one (1) foot from the side (interior) property line.

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7. The Zoning Board of Appeals may grant variances to certain development standards.

Per Section 3.21.10, the granting of variances shall be based on the following criteria:

A. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

MPC Comment: The requested variances are not consistent with the intent of the Zoning Ordinance.

B. Special Conditions

i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

MPC Comment: No special circumstances are present regarding the subject property or its contained structures. The parcel has a single-family dwelling, which is what is allowed by right, and accessory structures and ADUs can be built to conform to the development standards.

ii. The special conditions and/or circumstances do not result from the actions of the applicant.

MPC Comment: The request is the result of the Petitioner's chosen design. The Petitioner could construct an ADU that meets development standards.

iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

MPC Comment: The requested variances are potentially financially motivated.

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C. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

MPC Comment: The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. A compliant 700-square-foot building footprint allows for typical accessory unit function.

D. Minimum Variance

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

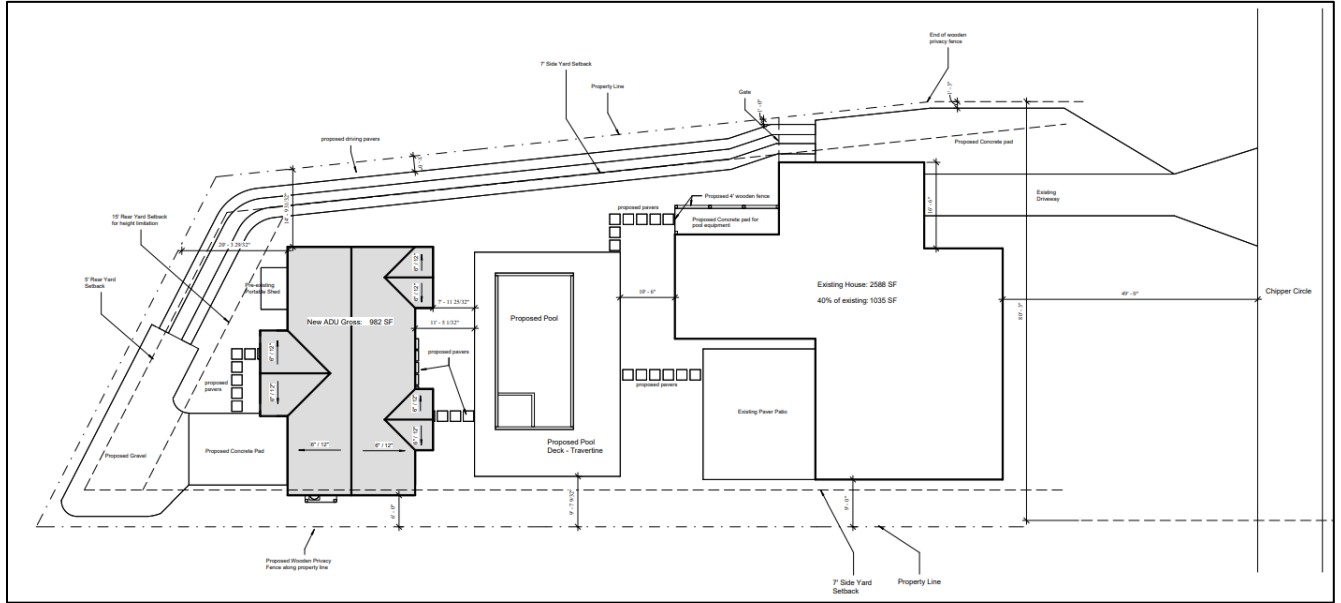
MPC Comment: The variances are not required to make use of the subject property. The Petitioner can reasonably scale back the building footprint to 700 square feet.

E. Special Privilege Not Granted

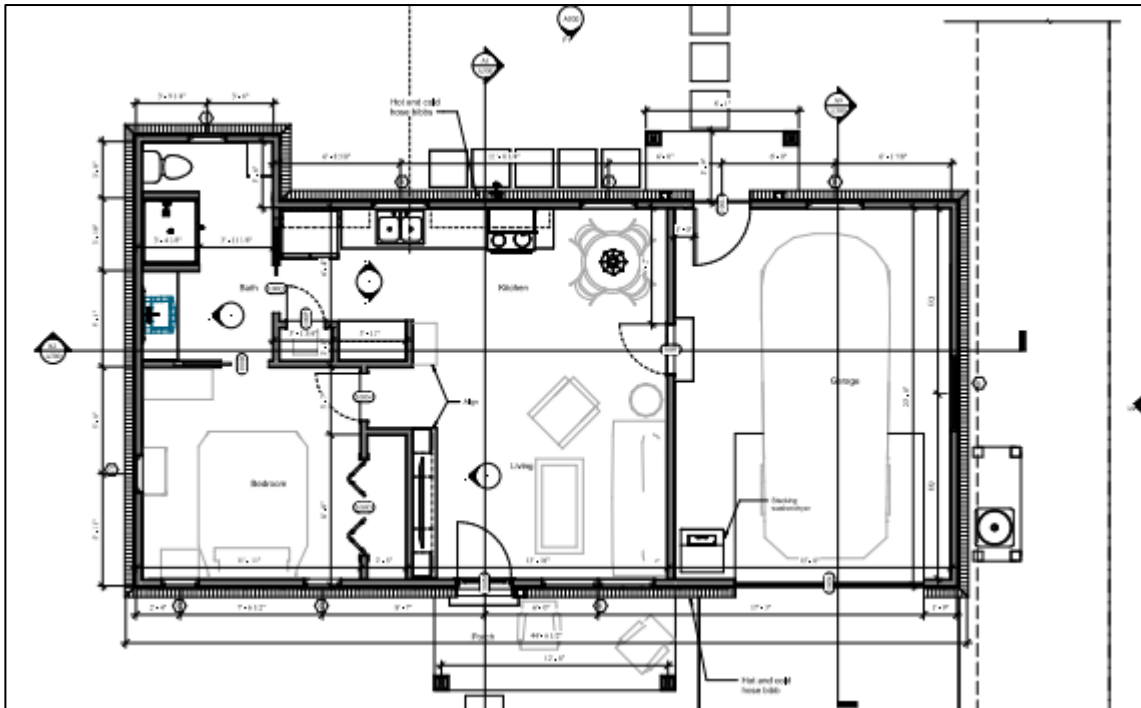
The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

MPC Comment: Approval of the variances would confer special privilege upon the Petitioner, though variance relief is a remedy afforded to all similarly situated property owners.

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Plan for 6 Chipper Cir



Proposed ADU Layout

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Staff Recommendation

MPC Staff recommends **denial** of the following two variances in association with the construction of an accessory dwelling unit (ADU) in the RSF-10 zoning district:

1. To allow the ADU to exceed the 700 square foot building footprint maximum by 282 square feet;
2. To reduce the setback of a residential driveway from 3 feet to 1 foot.

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.