



SAVANNAH ZONING BOARD OF APPEALS

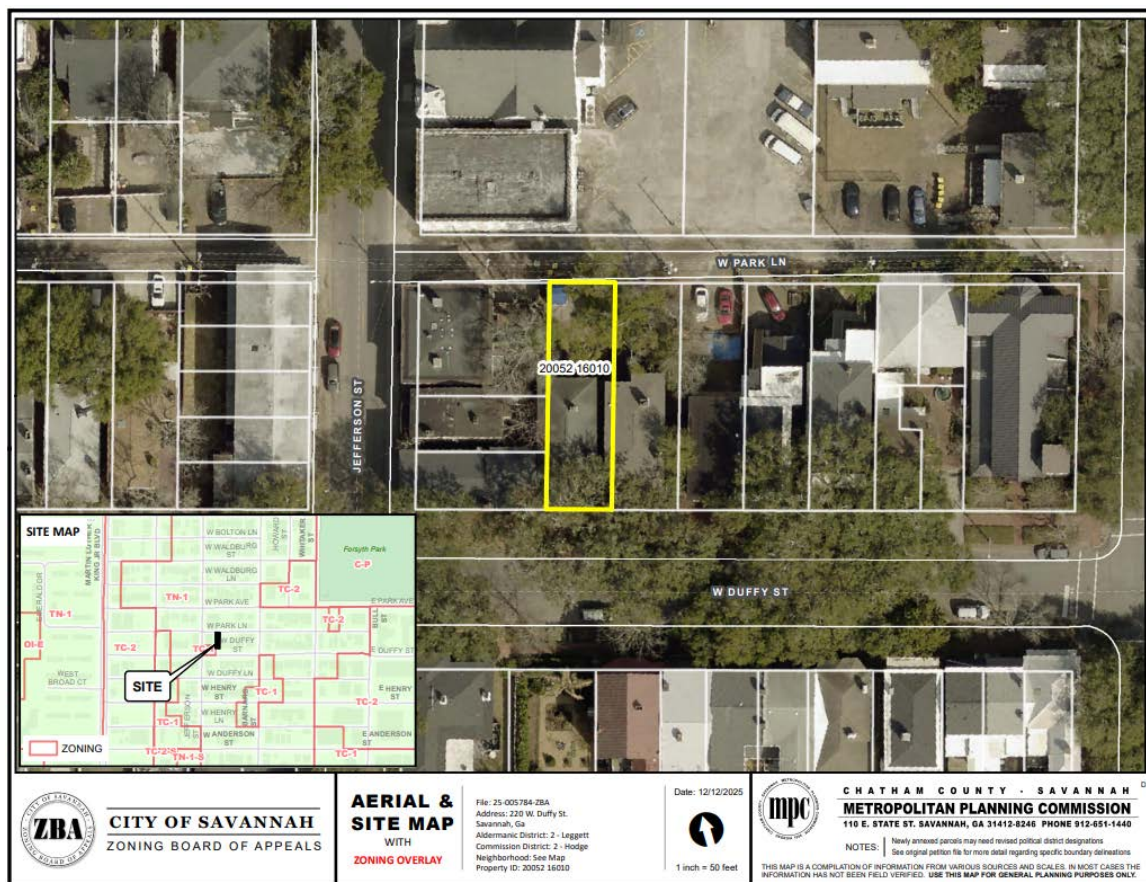
STAFF REPORT

PETITIONER: Stan Perkins, Agent for Samuel Kopelman
FILE NO: 25-005784-ZBA
ADDRESS: 220 W Duffy St
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 TN-1 zoning district:

1. To allow the building footprint of the ADU to be 55% of the primary dwelling, where a maximum of 40% is allowed;
2. Relief for eaves or roof overhang from 3 feet to 2 feet.



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Facts & Findings

1. The property is located at 220 W Duffy St, with a PIN of 20052 16010, in the West Victorian District neighborhood.
2. It is located in the Victorian Historic District. There is currently a Certificate of Appropriateness (25-005761-COA) for the proposal. It was continued at the December 17, 2025 Historic Preservation Commission meeting due to the building footprint exceeding the maximum.
3. According to the Chatham County Tax Assessor, the subject property measures approximately 3,182 square feet (30.3 feet of width by 105 feet of depth). The property is zoned TN-1 (Traditional Neighborhood-1). It is a conforming parcel in this zoning district. The parcel does have lane access.
4. The primary dwelling on the parcel is an over-under duplex and was built in or about 1900 with a building footprint of approximately 1,176 square feet.
5. The Petitioner is proposing to construct a two-story ADU with a building footprint of 648 square feet. The ADU will meet lot coverage requirements and provide off-street parking. It is proposed to be 24 feet and 4 inches tall.
6. [Section 8.7.4.d](#) of the Zoning Ordinance requires ADUs to have a building footprint not to exceed 40% of the primary dwelling. The Petitioner is proposing a building footprint that is 55% of the primary dwelling, which is 15% over the maximum allowed.

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.

7. [Section 4.3.3.a.i.2](#) of the Zoning Ordinance discusses the extension of eaves or roof overhangs. The Petitioner is requesting relief from this, as the roof eaves will extend an additional 1 foot into the 3-foot setback.

2. Eave or roof overhangs and awnings may project up to two (2) feet provided that such extension is at least three (3) feet from the property line, its lower edge is at least eight (8) feet above the ground elevation and is located at least five (5) feet from any other building, eave or awning.

8. 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:

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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. An ADU 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.

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.

D. Minimum Variance

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

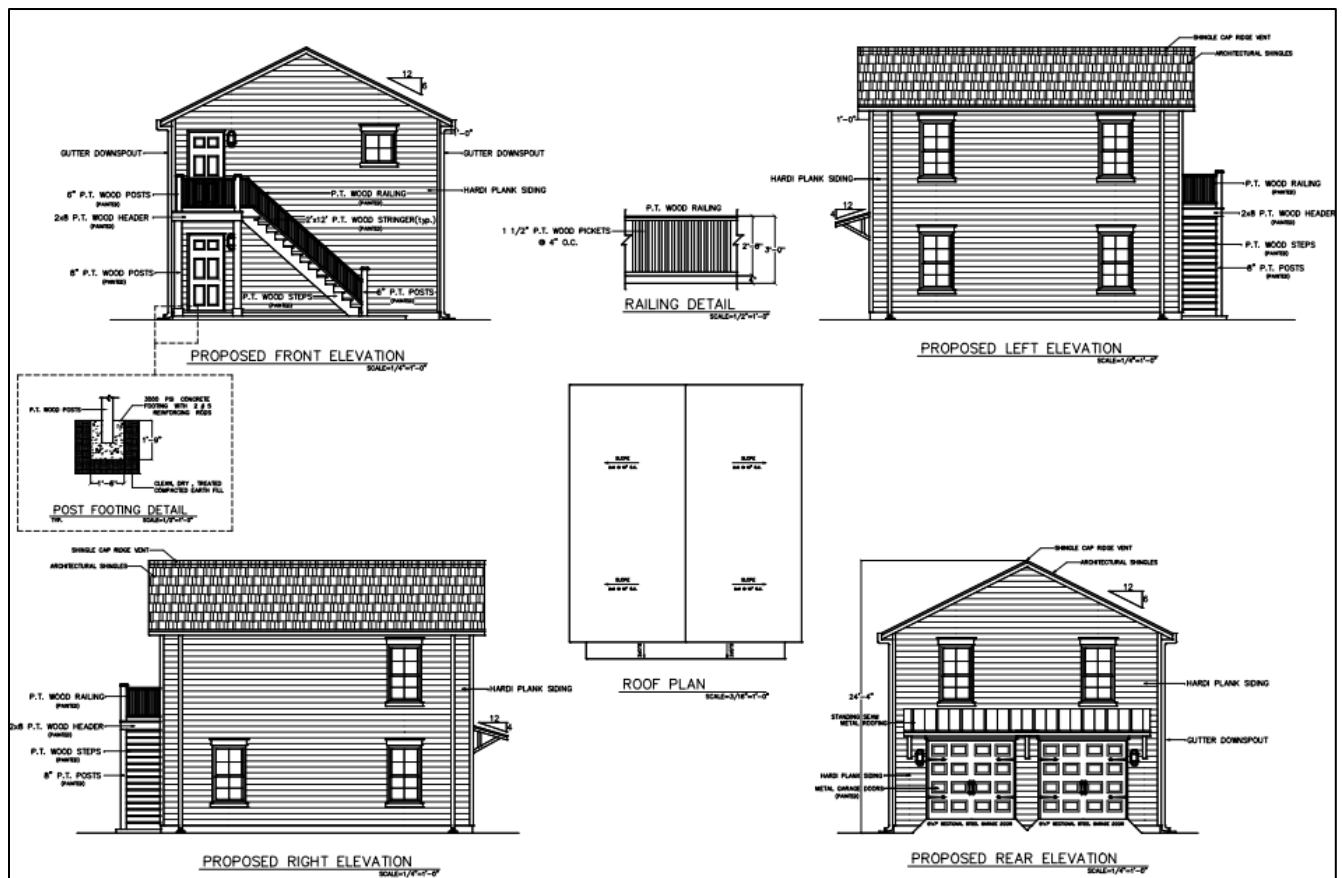
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MPC Comment: The variances are not required to make use of the subject property.

E. Special Privilege Not Granted

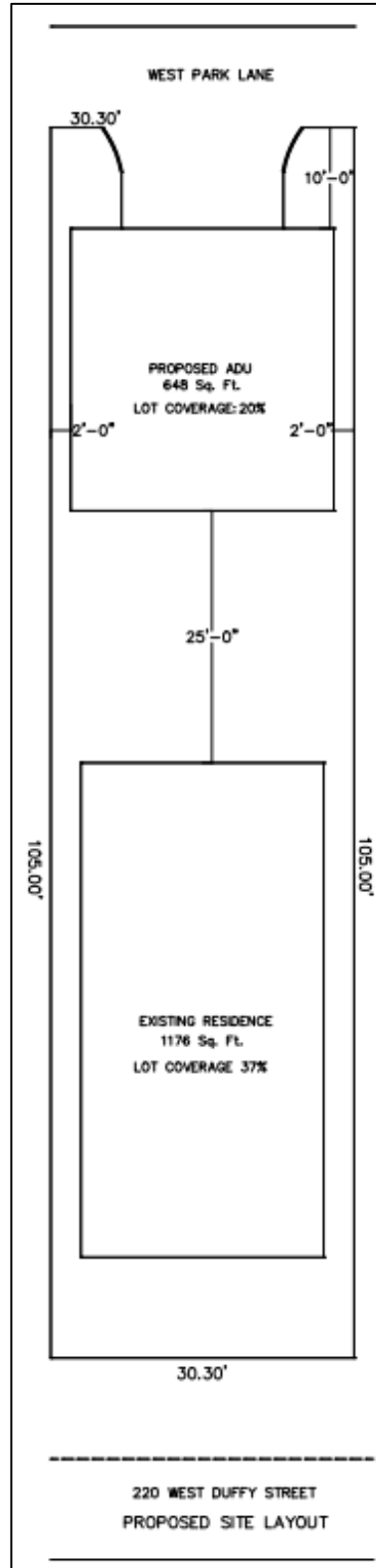
The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

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.



Elevations for 220 W Duffy St ADU

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Plan for 220 W Duffy St ADU

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Staff Recommendation

MPC Staff recommends **denial** of the requested two variances in association with the construction of an accessory dwelling unit (ADU) in the TN-1 zoning district:

1. To allow the building footprint of the ADU to be 55% of the primary dwelling, where a maximum of 40% is allowed;
2. Relief for eaves or roof overhang from 3 feet to 2 feet.

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.



220 W Duffy St Primary Dwelling (Google Street View, Oct 2025)