



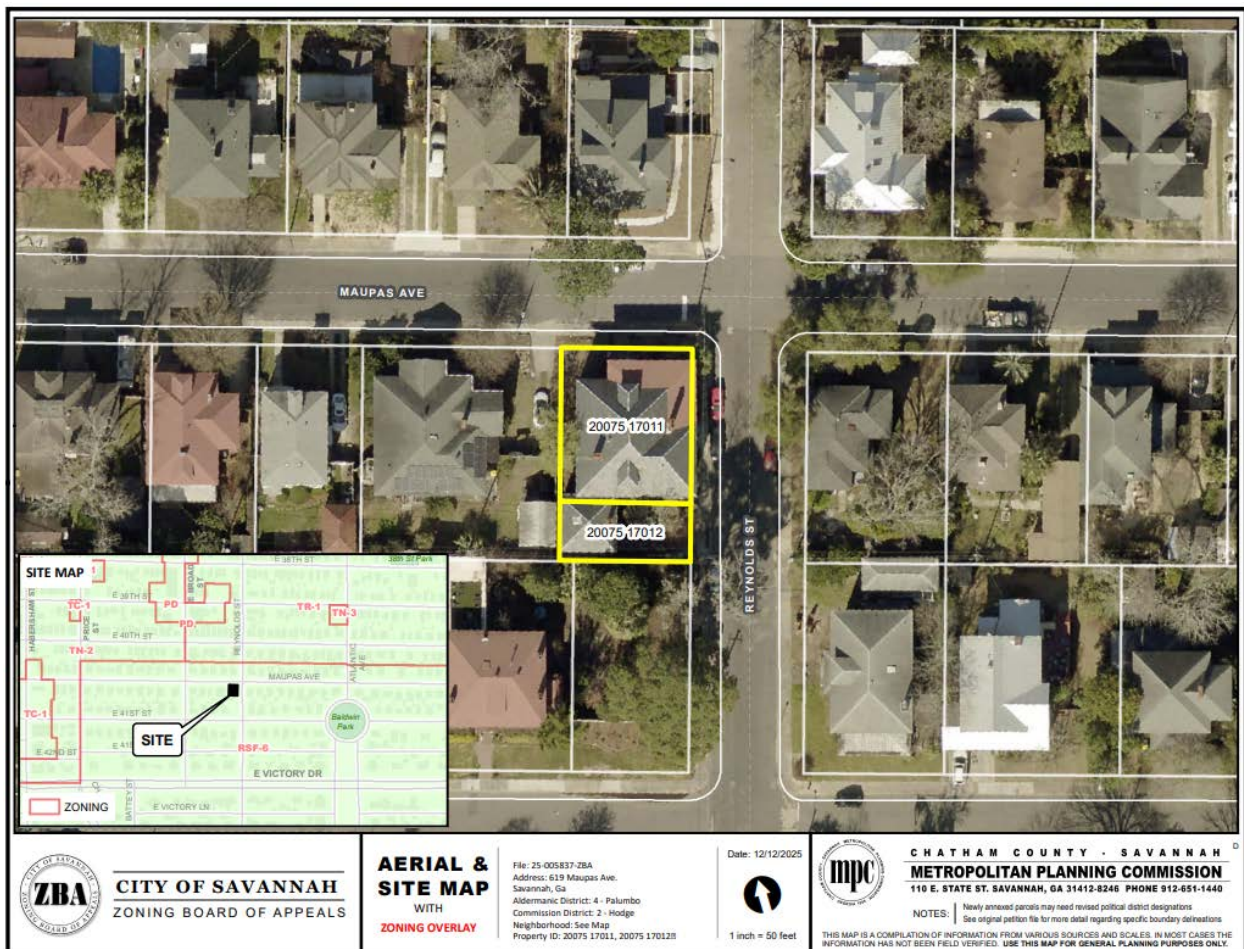
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Elizabeth DuBose with On the Corner LLC
FILE NO: 25-005837-ZBA
ADDRESS: 619 Maupas Ave
DATE: January 22, 2026

Nature of Request

The Petitioner requests to re-establish a nonconforming two-family dwelling as an accessory dwelling unit (ADU) in association with a nonconforming four-family dwelling as a principal structure in the RSF-6 zoning district. The two structures are currently legally nonconforming on their own lots. The Petitioner proposes to recombine the two lots into one lot. No structural modifications are proposed with this request.



Elizabeth DuBose with On the Corner LLC
25-005837-ZBA
619 Maupas Ave
January 22, 2026

Facts & Findings

1. The properties are located at 619 Maupas Ave (Units #1, #2, #3 & #4; Units #A & #B), with PINs of 20075 17011 & 20075 17012, in the Baldwin Park neighborhood.
2. According to the Chatham County Tax Assessor, the subject property on the corner of Maupas Ave and Reynolds St (20075 17011) measures approximately 3,752 square feet (56 feet of width by 67 feet of depth). The subject property directly to the south (20075 17012) measures approximately 1,344 square feet (56 feet of width by 24 feet of depth). The properties are zoned RSF-6 (Residential Single-family-6). Currently, both parcels are nonconforming in this zoning district due to lot width and lot area. Neither of the lots has lane access.
3. A recombination application has been submitted to combine the two lots into one (24-004305-SUBP). The recombination would result in a lot that is approximately 5,096 square feet (56 feet of width by 91 feet of depth). This resulting lot would still be nonconforming in this zoning district due to lot width and lot area. The RSF-6 zoning district requires minimum lot widths of 60 feet and minimum lot areas of 6,000 square feet.

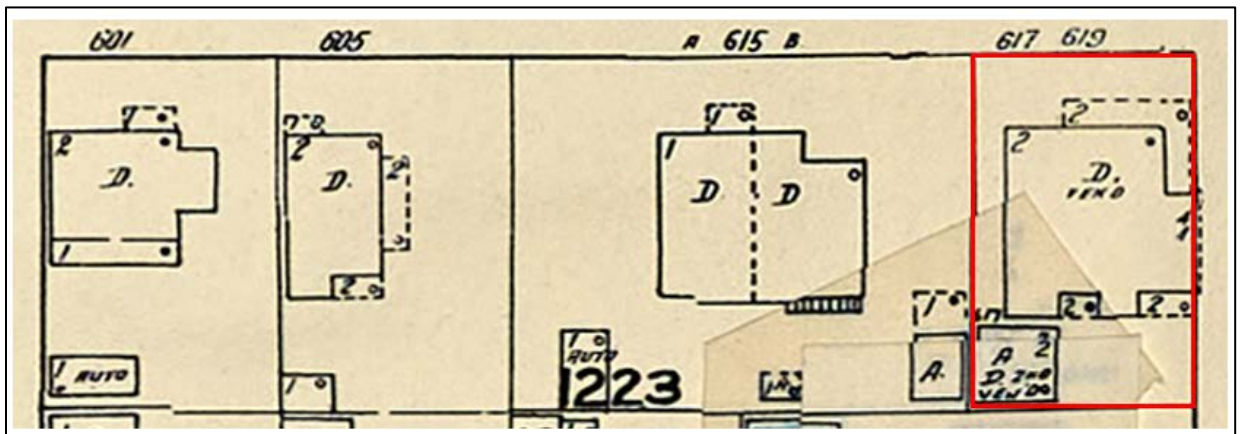
5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Lot Dimensions							
Street Access							
Lot area (min sq ft) [1]	43,560	30,000	20,000	10,000	6,000	5,000	4,000
Lot width (min. ft.)	120	100	80	70	60	50	40

4. The lot with a PIN of 20075 17011 has a legal nonconforming four-family dwelling that was built in or about 1916 with a building footprint of approximately 1,908 square feet. The lot with a PIN of 20075 17012 has a legal nonconforming two-family dwelling that was built in or about 1930 with a building footprint of approximately 450 square feet. According to the Petitioner, there is about four feet of separation between the two structures, and there is no off-street parking.
5. The Planning Manager wrote a ZCL (Zoning Confirmation Letter) on April 18, 2025 (25-001906-ZCL), that says the following.

Elizabeth DuBose with On the Corner LLC
25-005837-ZBA
619 Maupas Ave
January 22, 2026

The uses allowed in the RSF-6 zoning district are identified in [Article 5 Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. The existing uses on the Property are a four-family dwelling at PIN 20075 17011 and a two-family dwelling at PIN 20075 17012. These uses are not permitted in RSF-6 zoning. They are nonconforming. The 1955 Sanborn Map identifies the building at PIN 20075 17011 as a single-family dwelling and the building at 20075 17012 as an auto house with a dwelling on the second floor. The Jurisdiction does not have records of when the additional four units were created. The zoning under the previous zoning ordinance, introduced in 1960, was R-6 (Residential-6) which did not allow multi-family development. The Property has been assigned addresses for all six units. Additionally, the Jurisdiction issued a permit in 1999 for updates to electrical service in both units in the building at PIN 20075 17012. The property tax record assigns a land code of Apartment 2 and an occupancy of Multiple Res (Low Rise) to the building at PIN 20075 17011. The land code and building type for PIN 20075 17012 are 2-4 Family and Multi-family respectively. In combination, these pieces of evidence indicate that the structures on the Property were historically accepted by the Jurisdiction as legal nonconforming. No additional evidence is available to contradict this premise. The existing buildings on the Property are determined to be legal nonconforming.

6. To move forward with the proposed recombination, the Petitioner is requesting to re-establish a nonconforming ADU in association with a nonconforming four-family dwelling. The ADU would be a nonconforming two-family structure that is subordinate to the legal nonconforming four-family structure. Two structures used to exist on one lot, according to the 1955 Sanborn Map.



Sanborn Fire Insurance Map 1955-1966, Vol 2, Sheet 152

7. Before addressing the criteria for reestablishing a nonconforming use, it is helpful to consider the standards for the *Expansion of a Nonconforming Use* found in [Section 3.24.8](#) of the Zoning Ordinance. Under that section, one of the required findings is that “the use of the expanded area has the same operational characteristics as the existing nonconforming use.” In this case, the rear structure functions as an independent two-family principal dwelling rather than as a subordinate accessory unit, resulting in a level of use intensity that exceeds what is permitted for an ADU. This increase in operational intensity is functionally different from the existing nonconforming use and, if approved, would effectively allow a “Group Development” that is prohibited in the RSF-6 district. Therefore, the proposal establishes a density pattern detrimental to the public interest and neighborhood character.

Elizabeth DuBose with On the Corner LLC
25-005837-ZBA
619 Maupas Ave
January 22, 2026

8. Per [Section 3.24.7.a](#), the Zoning Board of Appeals may authorize the reestablishment of a nonconforming use in an individual case upon finding that:

I. *The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located;*

MPC Comment: While a two-family use is not a permitted use in this zoning district, the two-family structure currently exists as a legal nonconforming structure on its own lot.

II. *The building has not been subsequently redesigned to house other uses;*

MPC Comment: The building has not been subsequently redesigned to house other uses.

III. *The proposed re-established use is not detrimental to the public interest, health, safety, welfare, function, and to the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;*

MPC Comment: Converting the nonconforming principal structure to accessory status is inconsistent with the intent of the present regulatory framework because it would permit more bedrooms than are normally allowed in an accessory dwelling unit and could eliminate requirements that apply to principal structures. Although no physical modifications are proposed at this time, changing the classification from principal to accessory may create unforeseen implications for future changes or additions. In addition, the requested change would further increase the intensity of use on the parcel in a single-family zoning district. The existing arrangement, in which each structure is treated as a principal structure, better reflects the purpose of the RSF-6 zoning district.

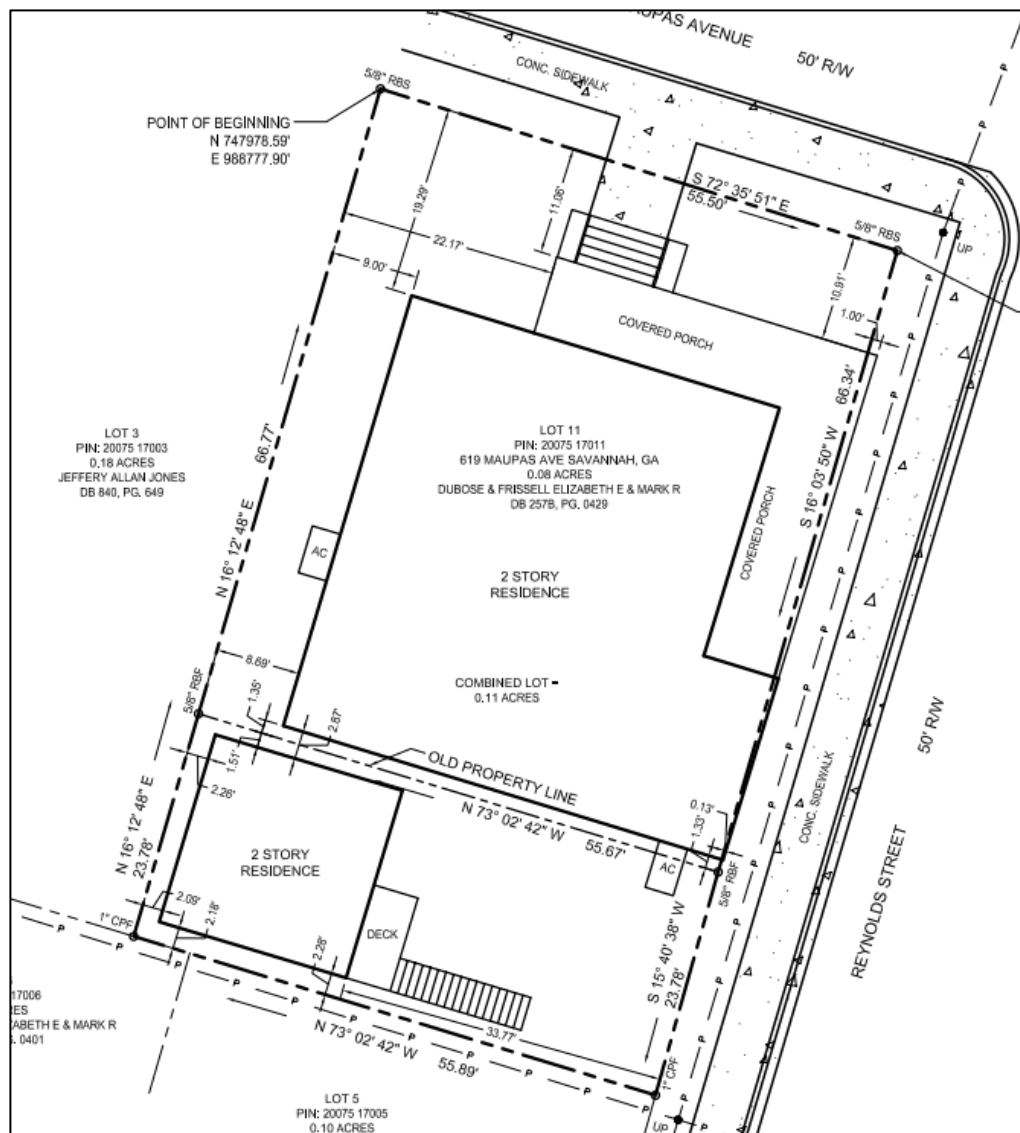
IV. *The proposed use is the same as the most recent nonconforming use; and*

MPC Comment: The proposed use is not the same as the most recent nonconforming use. The most recent nonconforming use is a two-family principal structure. The proposed use essentially reduces the status of the structure from principal to accessory.

Elizabeth DuBose with On the Corner LLC
25-005837-ZBA
619 Maupas Ave
January 22, 2026

V. *The General Site Standards comply with this Ordinance to the extent reasonably possible.*

MPC Comment: While the General Site Standards call for compliance with the Ordinance to the extent reasonably possible, this lot recombination would result in several departures from current development standards. In addition to the nonconforming number of dwelling units, the proposal would not meet the required setbacks for both structures and the minimum separation between the two structures. Although the existing buildings were constructed before the adoption of the current standards and are legally established nonconforming structures, the elimination of the lot line through recombination triggers the need to apply today's development standards in situations where ordinarily they would not apply.



Plat for 619 Maupas Ave

Elizabeth DuBose with On the Corner LLC
25-005837-ZBA
619 Maupas Ave
January 22, 2026

Staff Recommendation

MPC Staff recommends **denial** of the request to re-establish a nonconforming two-family dwelling as an accessory dwelling unit (ADU) in association with a nonconforming four-family dwelling as a principal structure in the RSF-6 zoning district.

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.



Four-Family Dwelling from Maupas Ave View (Google Street View, Nov 2025)



Two-Family & Four-Family Dwellings from Reynolds Ave View (Google Street View, Nov 2025)