



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



26-002727-28A
RECEIVED
JUN 1 1 2026



Zoning Board of Appeals Application

BY: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): 422 West 43rd Street, Savannah, GA 31401
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.): 2-0074-18-011
Total acreage or SF of the subject property: 0.19
Zoning District(s): TC-1 (Traditional Commercial -1)
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Business

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:** We are requesting a variance on the 70% min. Building Frontage requirement to be lowered to 50% min. Building Frontage.

The existing contributing 2-story building is 24'-2" wide (+/- 26%) of the 90' wide property. Immediately adjacent to the building is an existing non-contributing courtyard (24'-10") wide with a one-story structure making the total facade 49' wide.

The remainder of the lot consists of 6 existing off-street parking spaces. We are proposing a second story addition that will fit within the existing courtyard, the total width of the proposed facade will be 49' (54%).

The non-conforming lot shape and size leads to hardship if the ordinance is enforced. The 70% min. Building Frontage cannot be achieved without demolishing the existing parking lot, as a new facade would need to equal 63' wide.

- ☐ **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): 26-002076-COA
- 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 # 26-002076-COA and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): D. Kaufman
Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 112 W. 50th St.
City, State, Zip: Savannah, GA 31405
Telephone: _____ Fax: _____
E-mail address: _____

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): Ric Waugh
Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: 115 Key Island Dr.
City, State, Zip: Savannah, GA 31406
Telephone: _____ 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): Cathryn Sinclair
Firm or Agency: Felder and Associates
Address: 1020 Drayton St., Suite 200
City, State, Zip: Savannah, GA 31401
Telephone: [REDACTED] 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) 2-0074-18-011, I (we) authorize Cathryn Sinclair (Agent Name) of Felder & Associates (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): Ric Waugh

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

[Signature] _____ 05-08-26
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on May 28, 2026 by Jack Felder
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 GA DL #60373830

Carrie V. Harvill

Signature of Notary Public

CARRIE V HARVILL

NOTARY PUBLIC

Chatham County

State of Georgia

My Comm. Expires July 15, 2026

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 7/15/26

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:	<u>Cathryn Sinclair</u>	<u>Cat Sinclair</u>	<u>06/11/26</u>
	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. Note, sign(s) may have to be posted for 30 DAYS based on [Sec. 3.2.5.c.1](#).
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

**2026 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 12	JAN 22
JAN 16	FEB 26
FEB 17	MAR 26
MAR 13	APR 23
APR 20	MAY 28
MAY 15	JUN 25
JUN 15	JUL 23
JUL 17	AUG 27
AUG 14	SEP 24
SEP 14	OCT 22
OCT 9	NOV 19 **3 rd Thursday**
NOV 9	DEC 17 **3 RD Thursday**
DEC 18	JAN 28, 2027

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.

CONCEPTUAL MASSING FOR 422 WEST 43rd STREET

SOUND AND FURY
STREETCAR HISTORIC DISTRICT
MAY 28, 2026



PROJECT DESCRIPTION

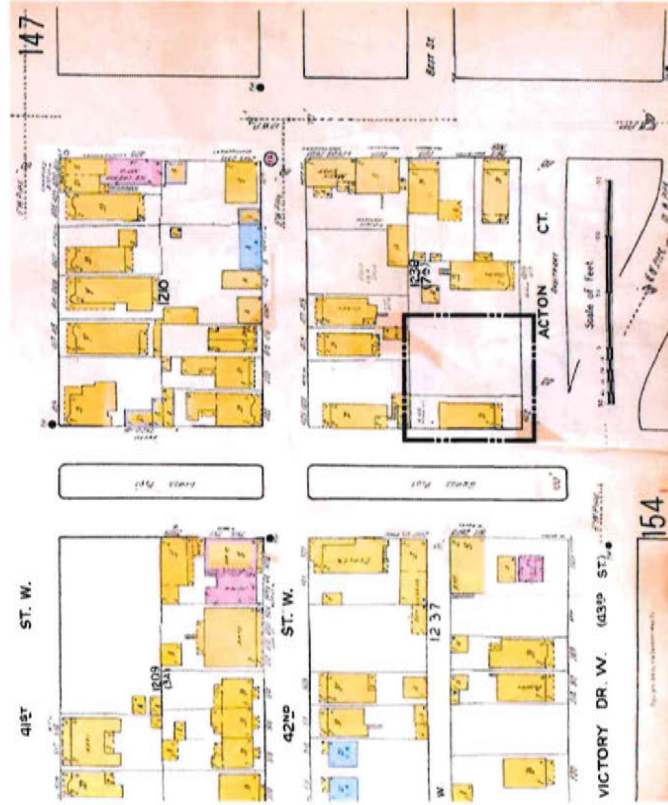
The project includes a new 2-story addition within an existing non-contributing courtyard containing a 1-story structure. This addition is proposed to resemble a Row-house to fit contextually in this neighborhood. To maintain the historic integrity of the existing structure, the addition will be subordinate in height and mass. The new facade will step back from the existing primary facade and will feature simplified contemporary design details intended to complement the original architectural design. Proposed exterior modifications to the original structure include restoring the historic wood siding and replacing in-kind sections that have been removed and fitted with non-historic materials. The double hung windows will be repaired and the original wood trim will be replaced in-kind. The non-historic 2nd floor rear balcony will be enclosed and a new door and double hung window matching in-kind will be provided.

These modifications are proposed for Sound and Fury, a new Post-Production Sound Design Studio. We are requesting a variance on the 70% minimum Building Frontage requirement to be lowered to 50% min Building Frontage. The existing contributing 2-story building is 24'-2" wide (+/- 26%) of the 90' wide property. Immediately adjacent to the building is an existing non-contributing courtyard with a one-story structure making the total facade 49' wide. The remainder of the lot consists of 6 existing off-street parking spaces. We are proposing a second story addition that will fit within the existing courtyard, the total width of the proposed facade will be 49' (+/- 54%). The non-conforming lot shape and size leads to hardship if the ordinance is enforced. The 70% min. building frontage cannot be achieved without demolishing the existing parking lot, as the new facade would need to equal 63' wide.

CONCEPTUAL MASSING FOR 422 WEST 43rd STREET

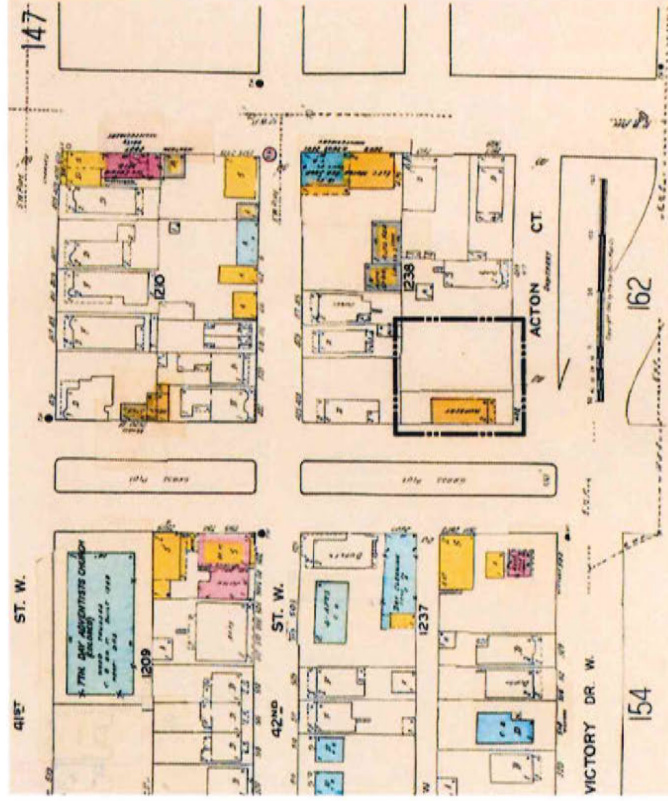
SOUND AND FURY
STREETCAR HISTORIC DISTRICT
MAY 28, 2026

SANBORN MAP 1916-1953



The existing two story structure was built in 1920 as a single family home on the corner of West Broad Street and Acton Court. The current address is now 422 W. 43rd Street, on the corner of MLK Jr. Blvd. and W. 43rd St. According to the Sanborn Maps, the building was converted for use as a nursery sometime before the 1955-1966 Volume II map.

SANBORN MAP 1955-1966



The property sits on the southwestern most boundary of the Streetcar Historic District and is currently zoned TC-1 (Traditional Commercial -1). The original 2-story structure has been designated as a contributing resource, while the courtyard and existing structures are listed as non-contributing. An existing parking lot with 6 spaces is provided on the interior side of the lot.

HISTORIC CONTEXT

CONCEPTUAL MASSING FOR 422 WEST 43rd STREET

SOUND AND FURY
STREETCAR HISTORIC DISTRICT
MAY 28, 2026





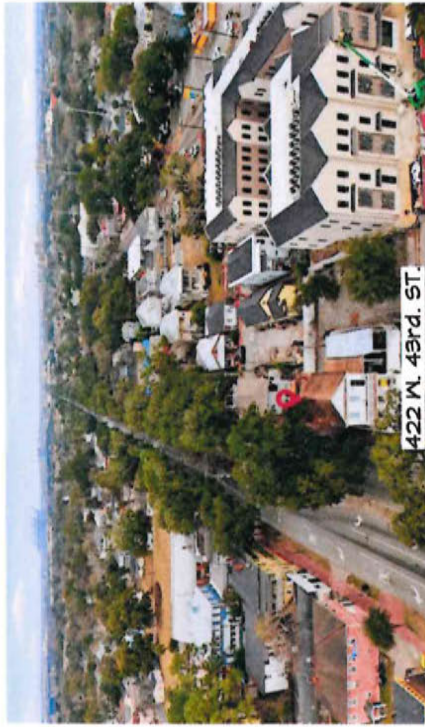
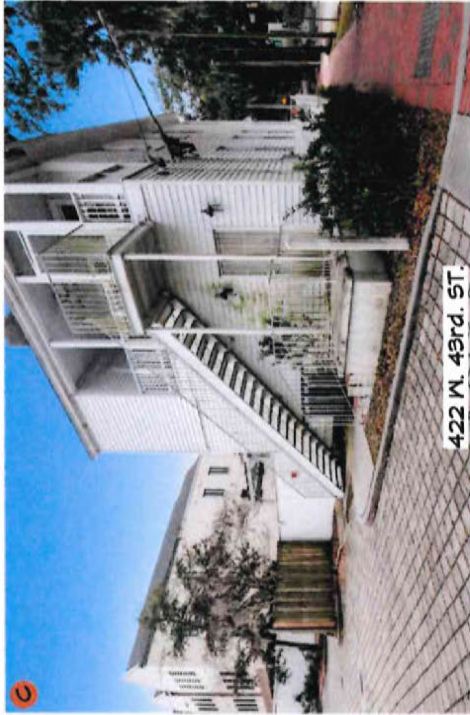
FELDER
★ ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN

CONCEPTUAL MASSING FOR 422 WEST 43rd STREET

SOUND AND FURY
STREETCAR HISTORIC DISTRICT
MAY 28, 2026



WEST CONSTRUCTION COMPANY



EXISTING SITE IMAGES

CONCEPTUAL MASSING FOR 422 WEST 43rd STREET

SOUND AND FURY
 STREETCAR HISTORIC DISTRICT
 MAY 28, 2026



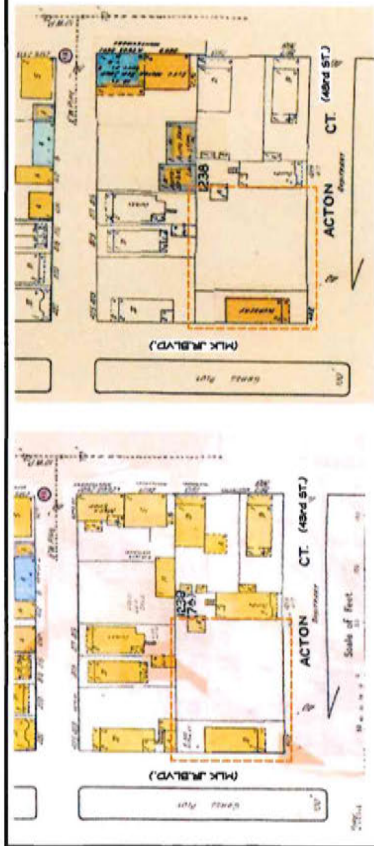
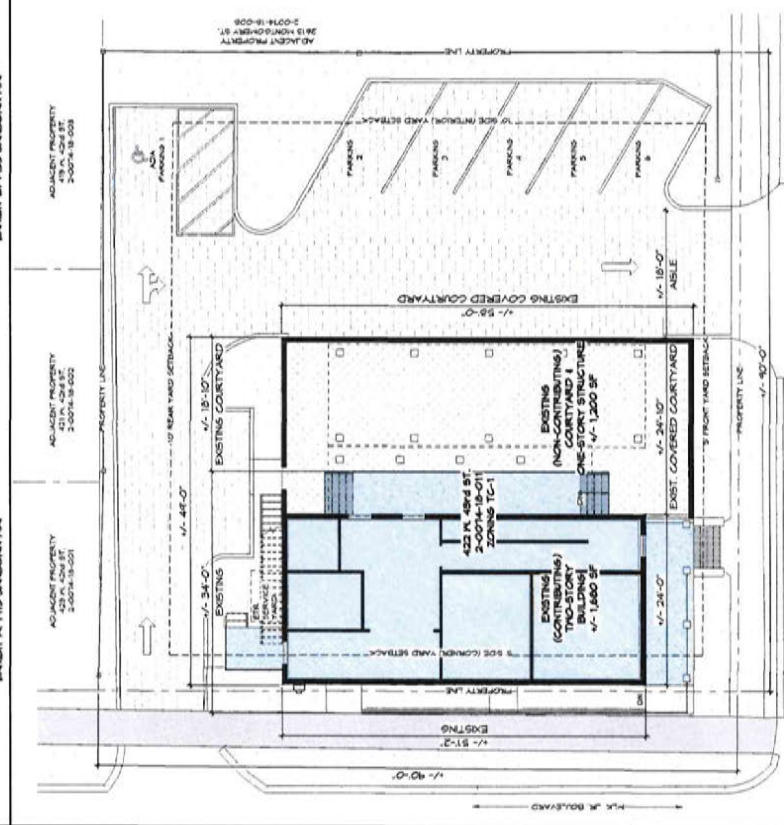


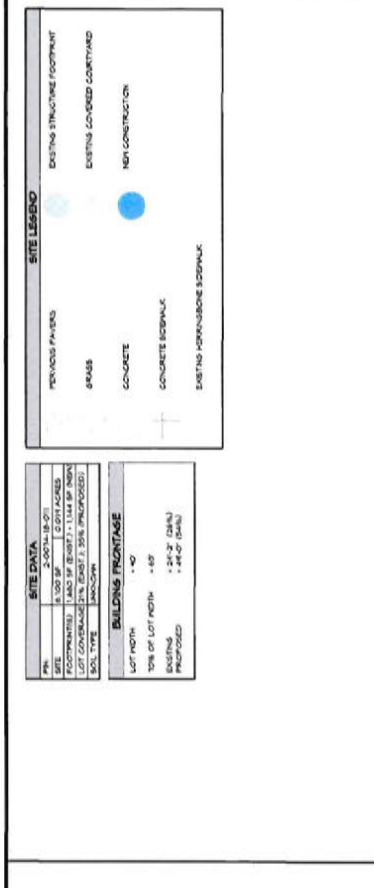
EXHIBIT A: 1915 SANBORN MAP

EXHIBIT B: 1955 SANBORN MAP



2 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



3 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

FA
ASSOCIATES
ARCHITECTS

1005 DAVENPORT ST.
SUITE 200
SAVANNAH, GA 31401
912.777.3979

CONCEPTUAL MASSING FOR
422 WEST 43rd STREET
SOUND AND FURY
STREETCAR HISTORIC DISTRICT

NO.	DATE	DESCRIPTION
1	05/28/2026	CONCEPTUAL SITE PLAN

BUILDING FRONTAGE
MAY 28, 2026

JOB NO: 25035
ISSUE DATE: 05/28/2026
DRAWN: CAT

AS1.1

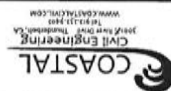


GEORGIA

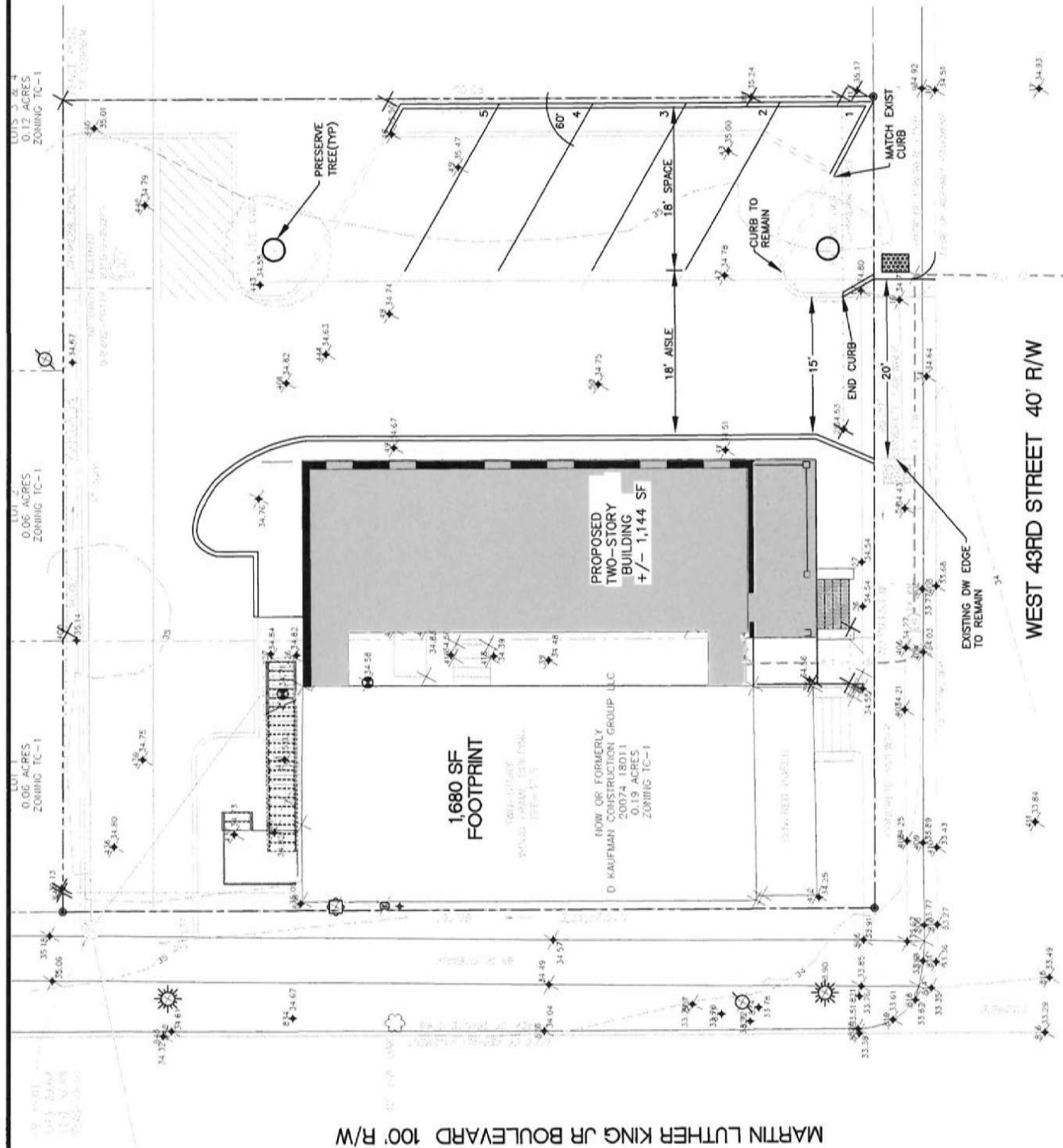
SOUND & FURY RECORDING STUDIO
422 W 43RD STREET
ATLANTA, GA 30318
www.sfxstudio.com

SOUND & FURY RECORDING STUDIO

SITE LAYOUT PLAN

DATE: 10/15/2019
DRAWN BY: JH
CHECKED BY: JH
CROSSING NUMBER: 10000
CX OF CX

NO.	DATE	REVISION	BY

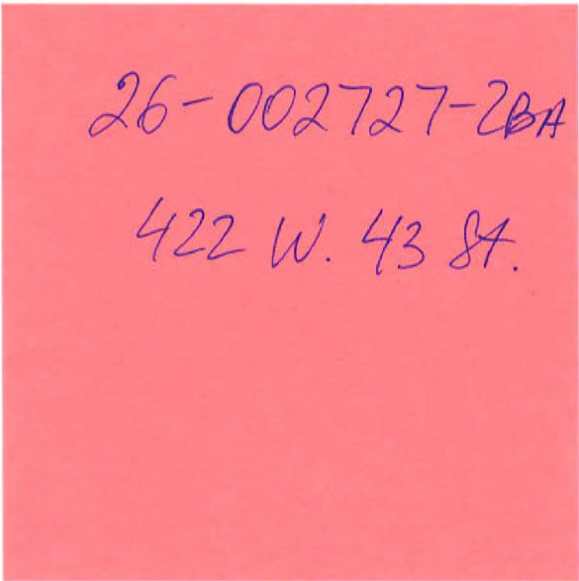
CONCEPT
10/16/2019NOW OR FORMERLY
INGRAM FAMILY LLC
20074 18011
0.19 ACRES
ZONING TC-1

Zarina Davis

From: no-reply-energov@savannahga.gov
Sent: Thursday, May 28, 2026 7:16 PM
To: Zarina Davis
Cc: Planning
Subject: Online Zoning Application Received 26-002727-ZBA

26-002727-ZBA was applied for on-line for the following location:

422 W 43RD ST 20074 18011



26-002727-ZBA
422 W. 43 St.



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Felder and Associates, Cathryn Sinclair

MPC File No.: 26-002076-COA

Address: 422 West 43rd Street

PIN: 20074 18011

Zoning: TC-1

Staff Reviewer: Rohan Urs

Date: May 27, 2026

NATURE OF REQUEST:

The petitioner is requesting approval for New Construction, Part I: Height and Mass, associated with a proposed two-story addition to 422 West 43rd Street, an existing contributing structure within the Streetcar Historic District. Due to the significant impact and scale of the proposed addition, the applicant has requested separate review of Part I and Part II. The proposal includes demolition of an existing non-contributing covered courtyard structure and construction of a new attached two-story addition. The project also includes rehabilitation work associated with the existing house.

CONTEXT/SURROUNDING AREA:

The subject property is a contributing structure within the Streetcar Historic District. The surrounding area is characterized by a mix of one-story and two-story residential structures, including contributing historic residences and larger-scale residential development along nearby corridors. The block contains a range of building masses and configurations, including attached and closely spaced residential forms. The existing house, hyphen and addition are all within the same lot.

FINDINGS:

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Secretary of the Interior's Standards 2– Historic Character. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed addition retains the historic character of the contributing structure by maintaining the visual prominence and primary massing of the original building. The addition remains secondary in height and is differentiated from the historic structure. Standard met.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The proposed addition is differentiated from the historic structure while remaining compatible with the massing, scale, and character of the property and surrounding district. The applicant is yet to address the same in terms of Part 2 and its parameters. The addition is located within the footprint of an existing non-contributing courtyard structure and does not obscure the primary historic façade. **Standard met.**

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition and rehabilitation work are located primarily at the side portions of the contributing structure and retain the primary historic form and character of the building. The proposed work appears capable of being removed in the future without impairing the essential integrity of the original historic resource. Standard met.

Visual Compatibility Criteria. *To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

Height. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed addition has an approximate height of 25 feet 6 inches, which remains subordinate to the existing contributing structure at approximately 29 feet in height. The proposed height is visually compatible with surrounding residential development patterns. Standard met.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

While substantial in size, the proposed addition remains visually subordinate to the contributing structure through reduced height, stepped-back massing, and differentiation between the historic structure and new construction. The proposal occupies the footprint of an existing non-contributing courtyard structure and maintains the visual prominence of the historic building. Standard met.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The proposed addition maintains setback relationships consistent with surrounding development patterns within the district. The placement of the addition remains compatible with the established streetscape rhythm and spatial organization of nearby structures. Standard met.

Rhythm of Building or Structure. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The proposal maintains compatible spatial relationships between structures and preserves the general rhythm of development along the block. The addition infills an existing non-contributing courtyard condition while maintaining visual separation between the historic structure and adjacent properties. Standard met.

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed roof forms are consistent with residential roof typologies found within the district and maintain compatibility with surrounding contributing structures. Standard met.

Streetcar Historic District Design Standards.

New Construction, Additions, and Alterations. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

The proposed addition utilizes stepped-back massing and reduced height to maintain compatibility with the contributing structure and surrounding context. The proposal maintains a residential scale appropriate to the district while introducing new construction within an existing developed portion of the site. Standard met.

Floor-to-Floor Heights.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and height of the upper stories shall not be less than nine (9) feet.

The first floor is expressed at approximately 13 feet in height, consistent with minimum commercial floor height standards, while the second floor is expressed at approximately 10 feet in height. The overall vertical organization remains compatible with surrounding mixed residential and commercial development patterns along the corridor. Standard met

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

The proposed addition remains subordinate in height and mass and does not obscure the primary façade or principal character-defining features of the contributing structure. Rehabilitation work to the existing building includes restoration of historic siding and compatible window and trim replacement. Standard met.

Exterior walls, Alterations to contributing resources. *The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.*

Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement wall shall be of the same materials and configuration as the original wall.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

The proposal includes restoration of historic wood siding and replacement of non-historic exterior material with in-kind wood siding and trim elements. The rehabilitation work retains and reinforces the historic exterior character of the contributing structure. Standard met.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

The proposal includes repair of existing historic double-hung windows and installation of new double-hung windows matching the historic configuration in-kind where modifications occur. The proposed rehabilitation work maintains the historic window character and proportions of the contributing structure. Standard met.

The following standards from the Article 5 - Base Zoning Districts apply:

(TC) Traditional Commercial District Development Standards. *Development in any TC-district shall meet the development standards as set forth below.*

TC-1 Development Standards for Permitted Uses.

TC-1, Minimum Lot Dimensions, Nonresidential.

Lot area per unit (sq. ft.): None

Lot width per unit (ft.): 20

TC-1 Maximum Building Coverage. *None*

TC-1 Minimum Building frontage (min). *70%*

TC-1 Building footprint (max sq. ft.). *5,500*

TC-1, Building Setbacks (ft), For blocks with contributing structures.

Front yard: average of block face

Side yard (interior): 10 (min). There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

Side yard (corner): average of block face

Rear yard: 10 (min)

TC-1, Height (max). *3 stories up to 45 ft.*

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

Based on the submitted plans, the proposed development generally appears compliant with the applicable TC-1 development standards, including lot width, setbacks, building footprint, and height requirements. The proposed addition remains subordinate to the contributing structure and compatible with the surrounding development pattern. Staff recommends that the applicant verify and confirm compliance with the minimum required 70% building frontage at the meeting.

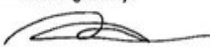
Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

DECISION:

1. The Savannah Historic Preservation Commission does hereby recommend Approval on the 70% lot frontage variance.

2. The Savannah Historic Preservation Commission does hereby Continue the petition for rehabilitation of the historic structure and New Construction, Part I: Height and Mass, for the addition located at 422 West 43rd Street, until June 24th 2026, because the mass needs to be reconfigured in order to distinguish between the Contributing building and the new addition.

DocuSigned by:

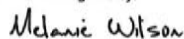


13430D50000440B...
Jeff Notrica, Chair

05/27/2026

Date

DocuSigned by:

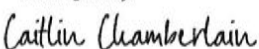


A1030D0120FE42A...
Melanie Wilson, Executive Director & CEO
Chatham County-Savannah Metropolitan Planning Commission

05/27/2026

Date

DocuSigned by:



7C174D005A5C435...
Caitlin Chamberlain, Director of Historic Preservation & Urban Design
Chatham County-Savannah Metropolitan Planning Commission

05/27/2026

Date

This decision will expire on 05/27/2028.



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Felder and Associates, Cathryn Sinclair

MPC File No.: 26-002076-COA

Address: 422 West 43rd Street

PIN: 20074 18011

Zoning: TC-1

Staff Reviewer: Rohan Urs

Date: May 27, 2026

NATURE OF REQUEST:

The petitioner is requesting approval for New Construction, Part I: Height and Mass, associated with a proposed two-story addition to 422 West 43rd Street, an existing contributing structure within the Streetcar Historic District. Due to the significant impact and scale of the proposed addition, the applicant has requested separate review of Part I and Part II. The proposal includes demolition of an existing non-contributing covered courtyard structure and construction of a new attached two-story addition. The project also includes rehabilitation work associated with the existing house.

CONTEXT/SURROUNDING AREA:

The subject property is a contributing structure within the Streetcar Historic District. The surrounding area is characterized by a mix of one-story and two-story residential structures, including contributing historic residences and larger-scale residential development along nearby corridors. The block contains a range of building masses and configurations, including attached and closely spaced residential forms. The existing house, hyphen and addition are all within the same lot.

FINDINGS:

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Secretary of the Interior's Standards 2– Historic Character. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed addition retains the historic character of the contributing structure by maintaining the visual prominence and primary massing of the original building. The addition remains secondary in height and is differentiated from the historic structure. Standard met.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The proposed addition is differentiated from the historic structure while remaining compatible with the massing, scale, and character of the property and surrounding district. The applicant is yet to address the same in terms of Part 2 and its parameters. The addition is located within the footprint of an existing non-contributing courtyard structure and does not obscure the primary historic façade. **Standard met.**

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition and rehabilitation work are located primarily at the side portions of the contributing structure and retain the primary historic form and character of the building. The proposed work appears capable of being removed in the future without impairing the essential integrity of the original historic resource. Standard met.

Visual Compatibility Criteria. *To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

Height. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed addition has an approximate height of 25 feet 6 inches, which remains subordinate to the existing contributing structure at approximately 29 feet in height. The proposed height is visually compatible with surrounding residential development patterns. Standard met.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

While substantial in size, the proposed addition remains visually subordinate to the contributing structure through reduced height, stepped-back massing, and differentiation between the historic structure and new construction. The proposal occupies the footprint of an existing non-contributing courtyard structure and maintains the visual prominence of the historic building. Standard met.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The proposed addition maintains setback relationships consistent with surrounding development patterns within the district. The placement of the addition remains compatible with the established streetscape rhythm and spatial organization of nearby structures. Standard met.

Rhythm of Building or Structure. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The proposal maintains compatible spatial relationships between structures and preserves the general rhythm of development along the block. The addition infills an existing non-contributing courtyard condition while maintaining visual separation between the historic structure and adjacent properties. Standard met.

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed roof forms are consistent with residential roof typologies found within the district and maintain compatibility with surrounding contributing structures. Standard met.

Streetcar Historic District Design Standards.

New Construction, Additions, and Alterations. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

The proposed addition utilizes stepped-back massing and reduced height to maintain compatibility with the contributing structure and surrounding context. The proposal maintains a residential scale appropriate to the district while introducing new construction within an existing developed portion of the site. Standard met.

Floor-to-Floor Heights.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and height of the upper stories shall not be less than nine (9) feet.

The first floor is expressed at approximately 13 feet in height, consistent with minimum commercial floor height standards, while the second floor is expressed at approximately 10 feet in height. The overall vertical organization remains compatible with surrounding mixed residential and commercial development patterns along the corridor. Standard met

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

The proposed addition remains subordinate in height and mass and does not obscure the primary façade or principal character-defining features of the contributing structure. Rehabilitation work to the existing building includes restoration of historic siding and compatible window and trim replacement. Standard met.

Exterior walls, Alterations to contributing resources. *The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.*

Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement wall shall be of the same materials and configuration as the original wall.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

The proposal includes restoration of historic wood siding and replacement of non-historic exterior material with in-kind wood siding and trim elements. The rehabilitation work retains and reinforces the historic exterior character of the contributing structure. Standard met.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

The proposal includes repair of existing historic double-hung windows and installation of new double-hung windows matching the historic configuration in-kind where modifications occur. The proposed rehabilitation work maintains the historic window character and proportions of the contributing structure. Standard met.

The following standards from the Article 5 - Base Zoning Districts apply:

(TC) Traditional Commercial District Development Standards. *Development in any TC-district shall meet the development standards as set forth below.*

TC-1 Development Standards for Permitted Uses.

TC-1, Minimum Lot Dimensions, Nonresidential.

Lot area per unit (sq. ft.): None

Lot width per unit (ft.): 20

TC-1 Maximum Building Coverage. *None*

TC-1 Minimum Building frontage (min). *70%*

TC-1 Building footprint (max sq. ft.). *5,500*

TC-1, Building Setbacks (ft), For blocks with contributing structures.

Front yard: average of block face

Side yard (interior): 10 (min). There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

Side yard (corner): average of block face

Rear yard: 10 (min)

TC-1, Height (max). *3 stories up to 45 ft.*

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

Based on the submitted plans, the proposed development generally appears compliant with the applicable TC-1 development standards, including lot width, setbacks, building footprint, and height requirements. The proposed addition remains subordinate to the contributing structure and compatible with the surrounding development pattern. Staff recommends that the applicant verify and confirm compliance with the minimum required 70% building frontage at the meeting.

Commission Decision - Certificate of Appropriateness
MPC File No. 26-002076-COA
422 W 43rd St.
May 27, 2026

DECISION:

1. The Savannah Historic Preservation Commission does hereby recommend Approval on the 70% lot frontage variance.

2. The Savannah Historic Preservation Commission does hereby Continue the petition for rehabilitation of the historic structure and New Construction, Part I: Height and Mass, for the addition located at 422 West 43rd Street, until June 24th 2026, because the mass needs to be reconfigured in order to distinguish between the Contributing building and the new addition.

DocuSigned by:



13450D50000110B...
Jeff Notrica, Chair

05/27/2026

Date

DocuSigned by:



A1890D612BFE42A...
Melanie Wilson, Executive Director & CEO
Chatham County-Savannah Metropolitan Planning Commission

05/27/2026

Date

DocuSigned by:



7C174D000A3C439...
Caitlin Chamberlain, Director of Historic Preservation & Urban Design
Chatham County-Savannah Metropolitan Planning Commission

05/27/2026

Date

This decision will expire on 05/27/2028.