



SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Carlos L Michael
FILE NO: 26-002995-ZBA
ADDRESS: 2020 Tuskegee St
PIN: 20706 03013
DATE: July 23, 2026
MPC Staff: Ely Zarka

Nature of Request

The Petitioner requests a variance to reduce the front setback required for a carport from 8 feet to 5 feet.



Aerial & Site Map for 2020 Tuskegee St

Findings

1. The subject property measures approximately 7,380 square feet in area and 60 feet lot width, per the Chatham County Tax Assessor. The property is zoned RSF-5 and is conforming to the district.

2. The dwelling that exists on the parcel appears to be conforming regarding setbacks.
3. The Petitioner proposes to construct a carport to the front of the existing primary structure, along the existing driveway in front of the existing garage. While the carport will be attached, a separate standard specifically applies that reduces the typical front setback. The dwelling typically must respect a front yard setback of 20 feet, with the existing residence at 25 feet. A carport 17 feet in length would not require a variance.
4. The Zoning Board of Appeals may grant variances to certain development standards.
 - a. 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 variance is not consistent with the intent of the Zoning Ordinance and the Comprehensive Plan.

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: There are no special conditions or unique circumstances which are peculiar to the land, buildings, or structures involved and which are not applicable to other similarly situated land and buildings. The applicant does indicate previous damage to their vehicle; however a garage exists on the site, and would fulfill the same purpose of protecting the vehicle. An expansion of the garage is also possible to increase the length by at least 5 feet.

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

MPC Comment: The need for the requested variance is a result of the Petitioner's chosen design for the carport.

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 request does not appear to be purely financial in nature.

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.

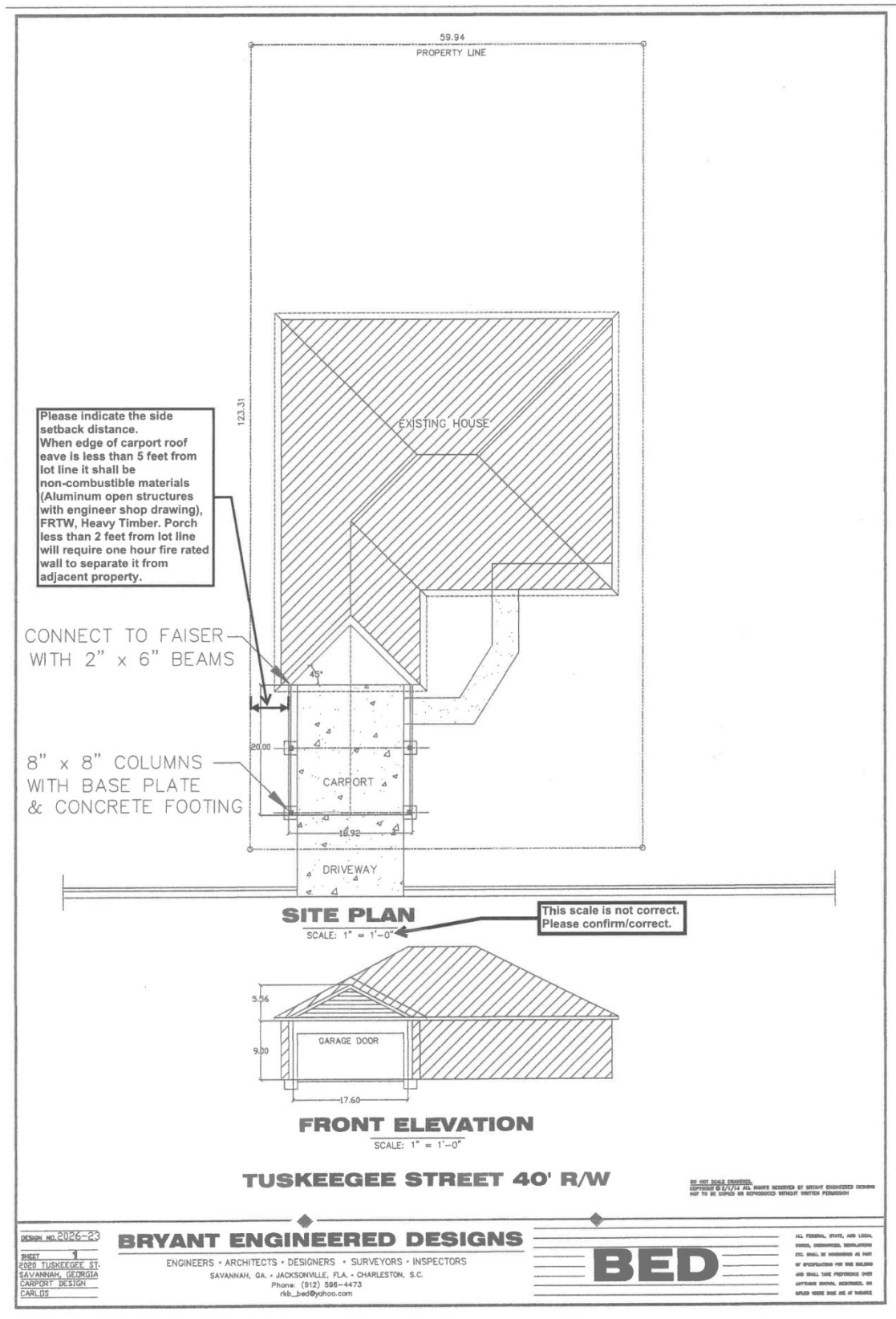
MPC Comment: The variance is not required to make use of the subject property. Reasonable alternatives that do not require a variance are feasible and could achieve a similar outcome.

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 variance would confer special privilege upon the property owner.

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Site Plan – 2020 Tuskegee St

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Staff Recommendation

Because the requested variance results from the Petitioner's proposed design and a conforming carport or expansion of the garage could reasonably be constructed on the property, MPC Staff recommends **DENIAL** of the variance request to reduce the front setback for a carport from 8 feet to 5 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.