



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

26-002262-ZBA



RECEIVED
APR 27 2026



BY: _____
Zoning Board of Appeals
Application

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): 444 and 446 tattnall street

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.): 2-0032-41-013

Total acreage or SF of the subject property: 0.044 acres

Zoning District(s): D-R

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
2 residential units

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:** requesting lot coverage of 79.8% (75% allowable) to rebuild a portion of 446 tattnall street that was destroyed by fire
(Sec. 5.14.5)

☐ **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): _____
- 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 # 26-001857-COA, on agenda for may 13, 2026 hearing and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): keith broyles

Registered Agent: _____

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: _____

City, State, Zip: savannah, GA 31401

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): shauna kucera, array design

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: 301 e. 58th street

City, State, Zip: savannah, ga 31405

Telephone: _____

Fax: _____

E-mail address: _____

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): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Fax: _____

E-mail address: _____

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) 2-0032-41-013, I (we) authorize shauna kucera (Agent Name) of array design (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): keith and lori broyles

Registered Agent: _____

(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature]

Signature(s)

[Signature]

04/28/24

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 04/29/26

Date

by Michael H. Camacho

(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 _____

[Signature]

Signature of Notary Public

Michael H Camacho
NOTARY PUBLIC

CHATHAM COUNTY, GEORGIA

My Commission Expires 06/03/2029
(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 06/03/2029



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

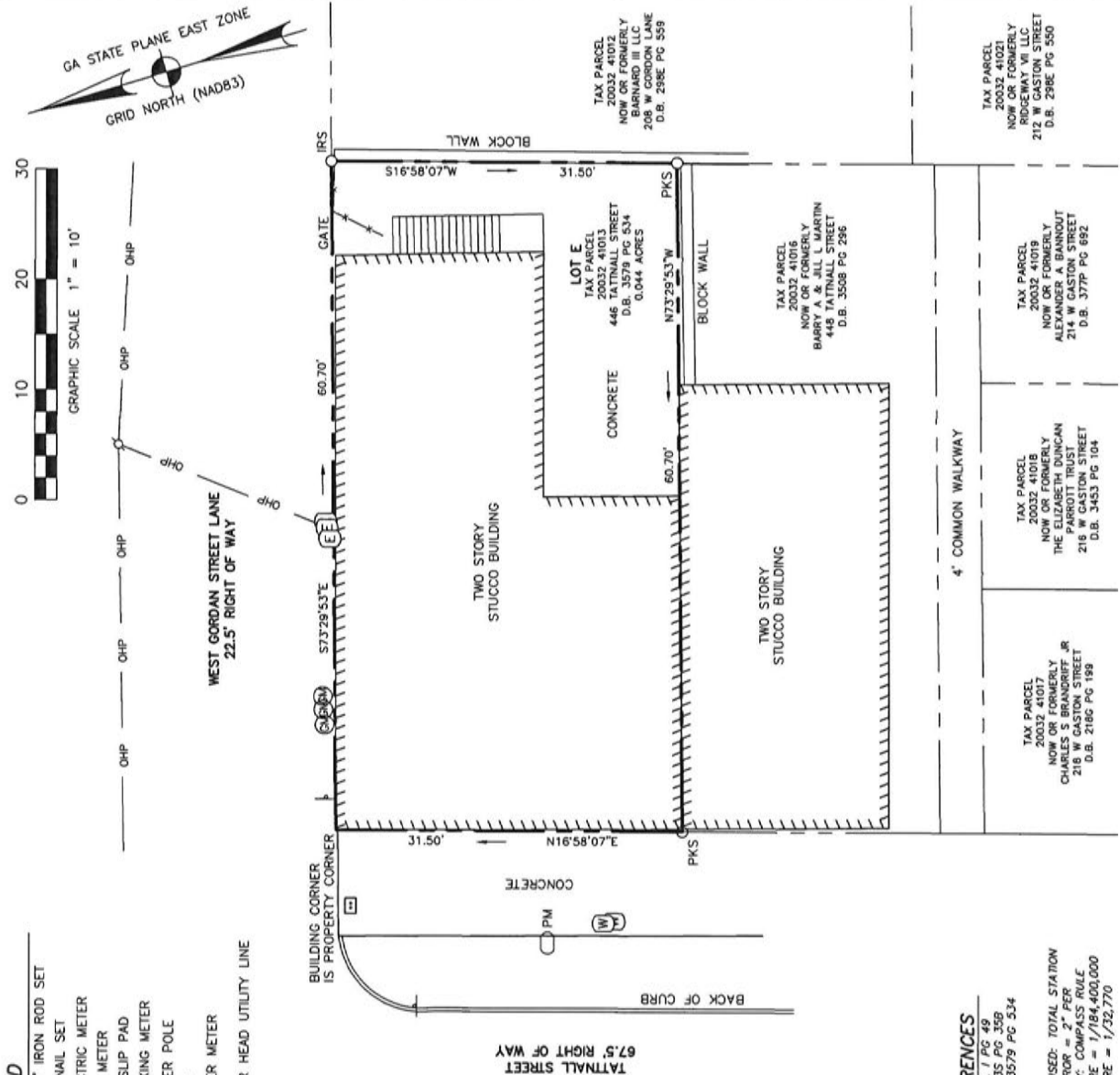
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete 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: shauna kucera shauna kucera 4.24.26
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)

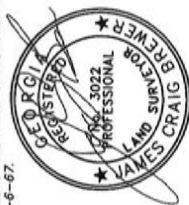


THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0153G, REVISED 8/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES OF ANY BELOW GROUND.
- VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE PROPERTY, ARE THE RESPONSIBILITY OF THE LANDOWNER. THE SURVEYOR AND THIS FIRM DOES NOT IMPLY COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



444 / 446 tattnall street

PIN: 2-0032-41-013

Legal description of property: LT E SUB LT 31 CHATHAM WD

Application for
Certificate of Appropriateness:
RESIDENTIAL RENOVATION

DRAWING INDEX	
SHEET NO.	TITLE
A-0.0	COVER SHEET: DRAWING INDEX, GENERAL NOTES, SITE PLAN, SITE PHOTOS
A-0.1	SURVEY
A-0.2	BY BREWER LAND SURVEYING
A-0.3	SITE PLANS: EXISTING AND PROPOSED
A-0.4	HISTORIC MAPS AND CONTEXTUALITY PHOTOS
A-0.5	EXISTING FLOOR PLANS, 1ST AND 2ND FLOORS
A-0.6	EXISTING FLOOR PLANS, 3RD AND 4TH FLOORS
A-0.7	OVERLAY PLANS: EXISTING AND PROPOSED FIRST FLOOR, SECOND FLOOR
A-0.8	OVERLAY PLANS: EXISTING AND PROPOSED STACKED
A-0.9	OVERLAY PLANS: EXISTING AND PROPOSED
A-1.0	ROOF PLANS: EXISTING AND PROPOSED
A-1.1	EXTERIOR ELEVATIONS: FRONT (TATNALL) DOOR & WINDOW SCHEDULE
A-1.2	EXTERIOR ELEVATIONS: NORTH SIDE (W. GORDON LANE)
A-1.3	EXTERIOR ELEVATIONS: SOUTH SIDE (EAST)
A-1.4	EXTERIOR ELEVATIONS: SOUTH SIDE (FACING COURTYARD)
A-1.5	
A-1.6	
A-1.7	
A-1.8	
A-1.9	
A-2.0	
A-2.1	
A-2.2	
A-2.3	

PROPERTY AND PROJECT DESCRIPTION:

PN: 2-0032-41-013
ZONING: D.R. DOWNTOWN RESIDENTIAL
DOWNTOWN SAVANNAH HISTORIC DISTRICT
2-STORY MASONRY RESIDENTIAL BUILDING CIRCA 1883* (PER CONTRIBUTING RESOURCE MAP) OR
1887* (HISTORIC SAVANNAH FOUNDATION PLACQUE)
CONTRIBUTOR'S STRUCTURE # 1057
CHATHAM WARD

THE BUILDING SUSTAINED FIRE DAMAGE AND THE ROOF WAS REPLACED UNDER A SEPARATE COA
DATED APRIL 2, 2025. 25-001641-COA
A VARIANCE IS BEING REQUESTED TO REBUILD THE FIRE-DAMAGED AREA THAT HAS BEEN REMOVED
FROM THE REAR OF THE BUILDING. THIS AREA IS NOT VISIBLE FROM ANY RIGHT OF WAY. THE
REQUESTED VARIANCE IS FROM LOT COVERAGE: D.R. ZONING ALLOWS 75% LOT COVERAGE AND THE
PROPOSED COVERAGE IS 73.5%.

- SCOPE OF WORK:
- REPLACE AND ENLARGE VARIOUS WINDOWS TO BE CONSISTENT WITH HISTORIC WINDOW SIZING.
 - SEE ELEVATIONS FOR CHANGES IN SIZE.
 - REPLACE WINDOW ON NORTH FACADE WITH GARAGE DOOR. KEEP HISTORIC STONE LINTEL.
 - PAINT GARAGE DOOR AND TRIM TO MATCH STUCCO.
 - REPAIR / REPOINT BRICK
 - REPLACE FRONT DOORS AT 444 & 446 TATNALL ST
 - REPLACE REAR ENTRY DOOR AT 444 TATNALL
 - REPLACE REAR WOOD STAIR AT REAR OF BUILDING WITH METAL SPIRAL STAIR, BLACK POWDER COAT FINISH
 - NEW REAR DECK AT ENTRY TO SECOND STORY REAR UNIT, STAINED WOOD FINISH.
 - NEW RAILING AT DECK, BLACK POWDER COAT FINISH
 - SCREENING BELOW DECK, WOOD SIDING, PAINTED
 - REPAIR STUCCO
 - PAINT ALL TRIM, STUCCO, BRICK

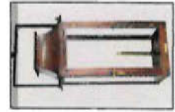
MATERIALS:



RAILING AT REAR ENTRY
DECK, BLACK POWDER COAT
FINISH



GARAGE DOOR
CLAYMODERN STEEL
GROOVED, PAINTED TO
MATCH STUCCO



LANTERN AT FRONT
ENTRIES (FACING
TATNALL) BEVELO
WOOD, STAINED
YOCLE #1761012570070



PROPOSED EXTERIOR COLORS:



MARVIN DOORS AND WINDOWS:
ULTIMATE SERIES ALUMINUM-CLAD
EXTERIOR FINISH: BROWN



SITE PHOTOS



TARP AT
FIRE-DAMAGED AREA

SPB

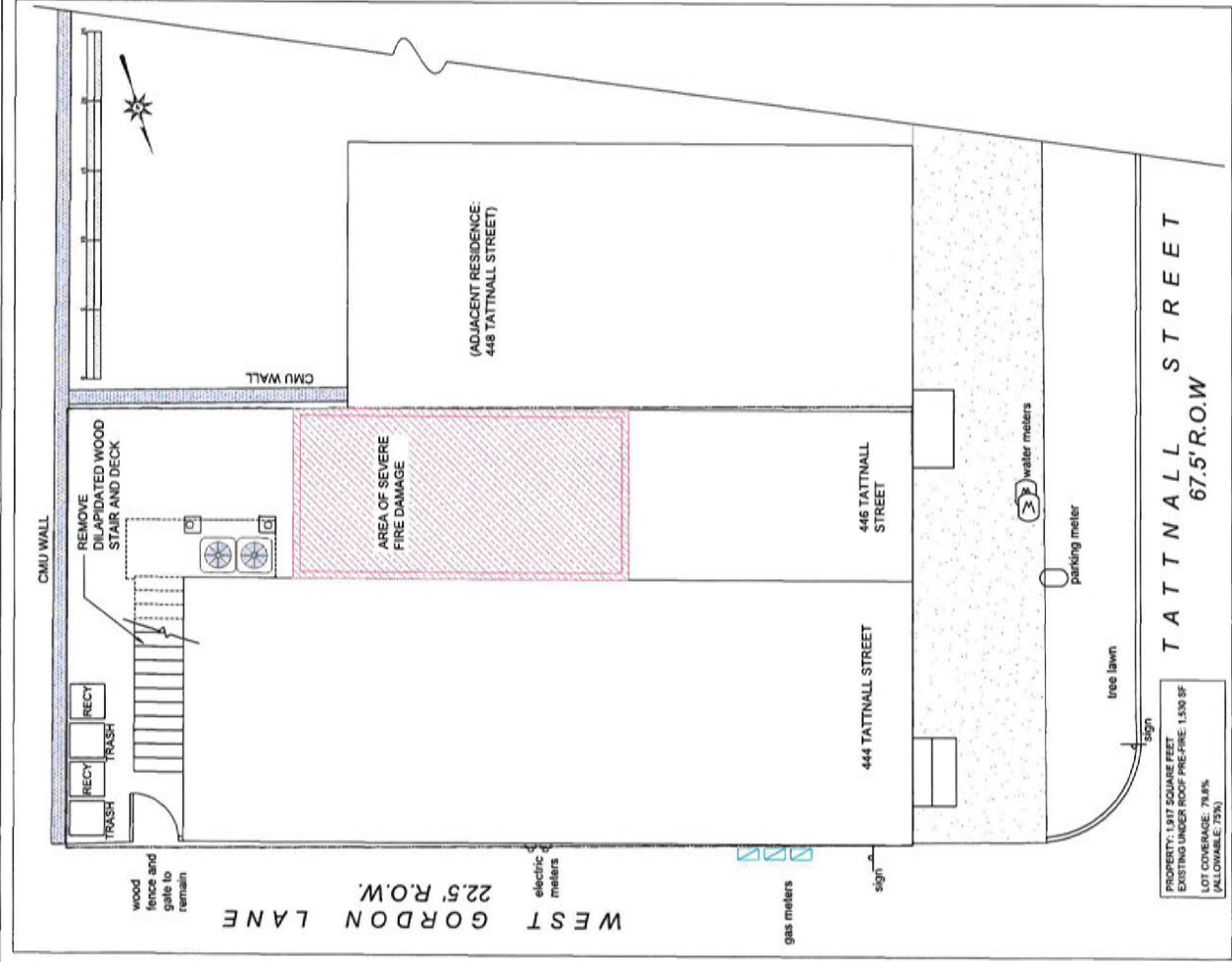


SHAUNA
KUCERA
Registered Architect
912.226.7088

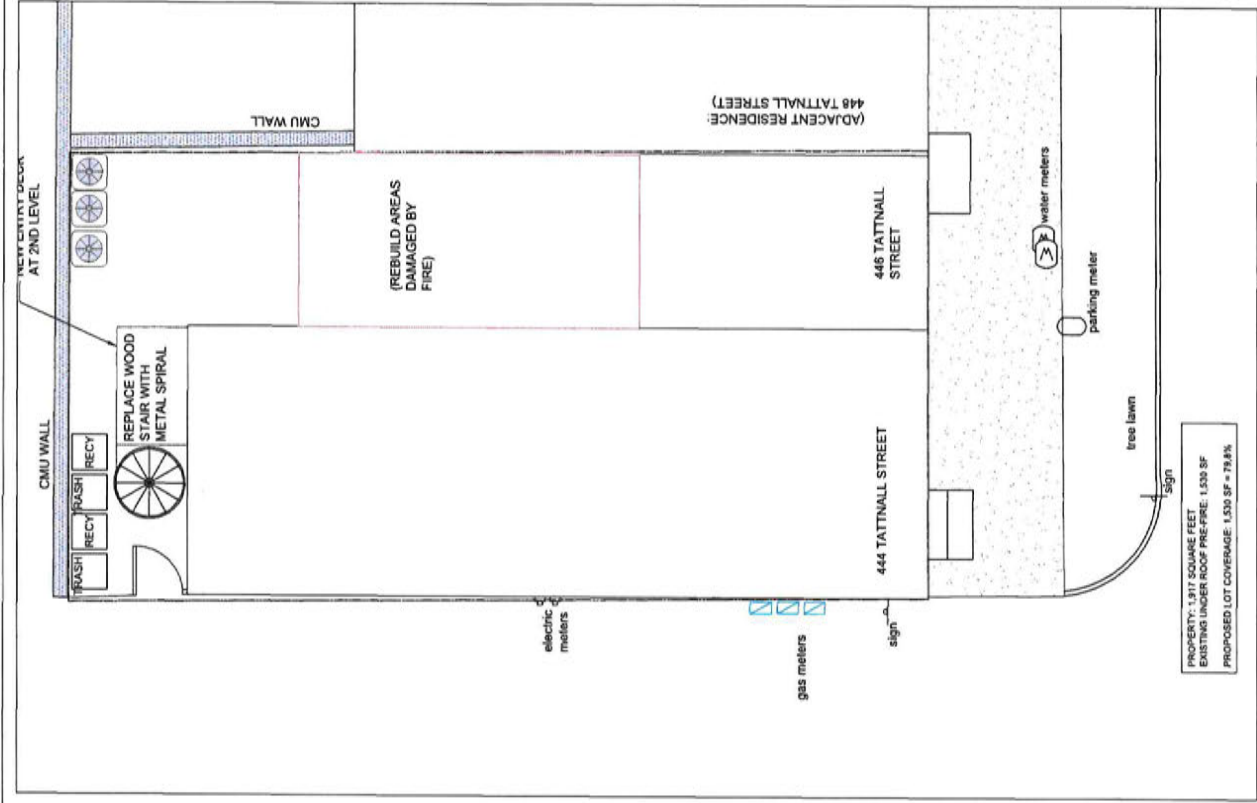
BROYLES RESIDENCE
444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

NOT RELEASED FOR CONSTRUCTION
Date: 8 APRIL 2025
Title:
PROJECT DESCRIPTION:
SITE PHOTOS,
PROPOSED MATERIALS
Drawing No.:
A-0.0



1 SITE PLAN: EXISTING
A-0.1 SCALE: 1/4" = 1'-0"



2 SITE PLAN: PROPOSED
A-0.1 SCALE: 1/4" = 1'-0"

array design

SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE

444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

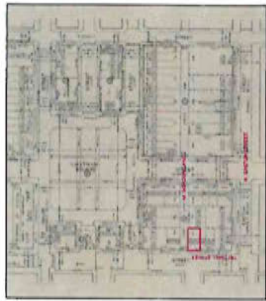
Revisions:

NOT RELEASED FOR CONSTRUCTION

Date: 8 APRIL 2026

Title: EXISTING AND PROPOSED SITE PLANS

Drawing No. A-0.1



CADASTRAL



SANBORN 1955



SANBORN 1916

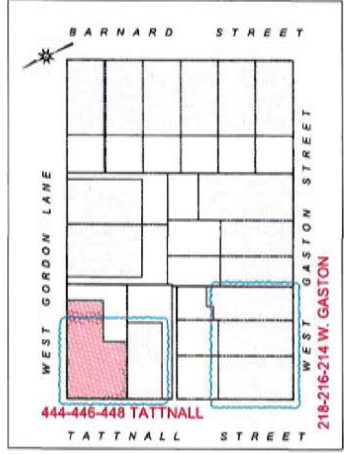
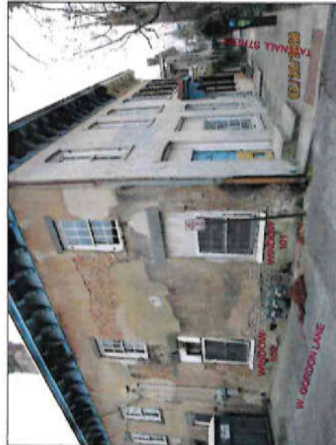
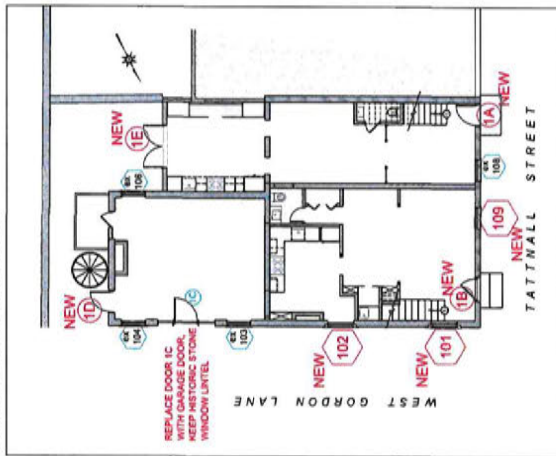


SANBORN 1898



SANBORN 1888

DOOR AND WINDOW KEY PLAN:



BOTH SETS OF ROWHOUSES BUILT BY HEITMAN, 1869



W. GORDON LANE, LOOKING WEST



02/12/2025

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

SHAUNA KUCERA
Registered Architect
912.226.7086



seal

Revisions:

NOT RELEASED FOR CONSTRUCTION
Drawing No: A-0.2
Historic Maps and Context
Date: 8 APRIL 2024
Title:



SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

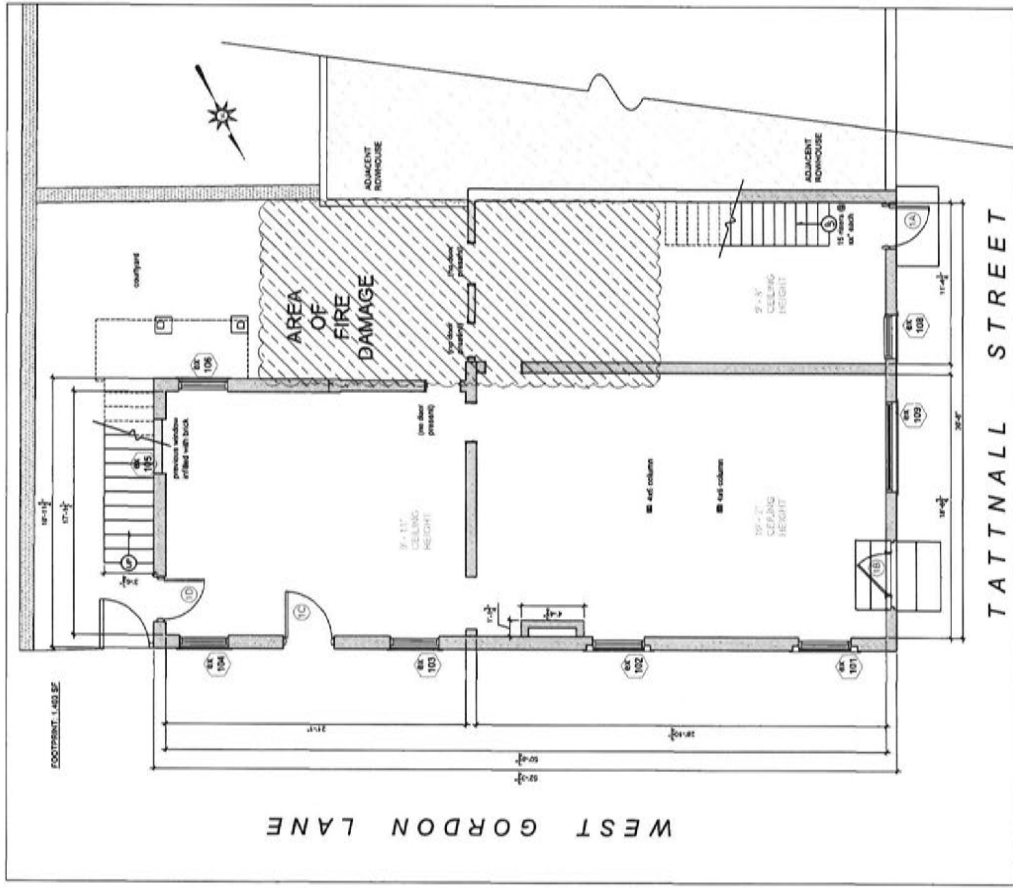
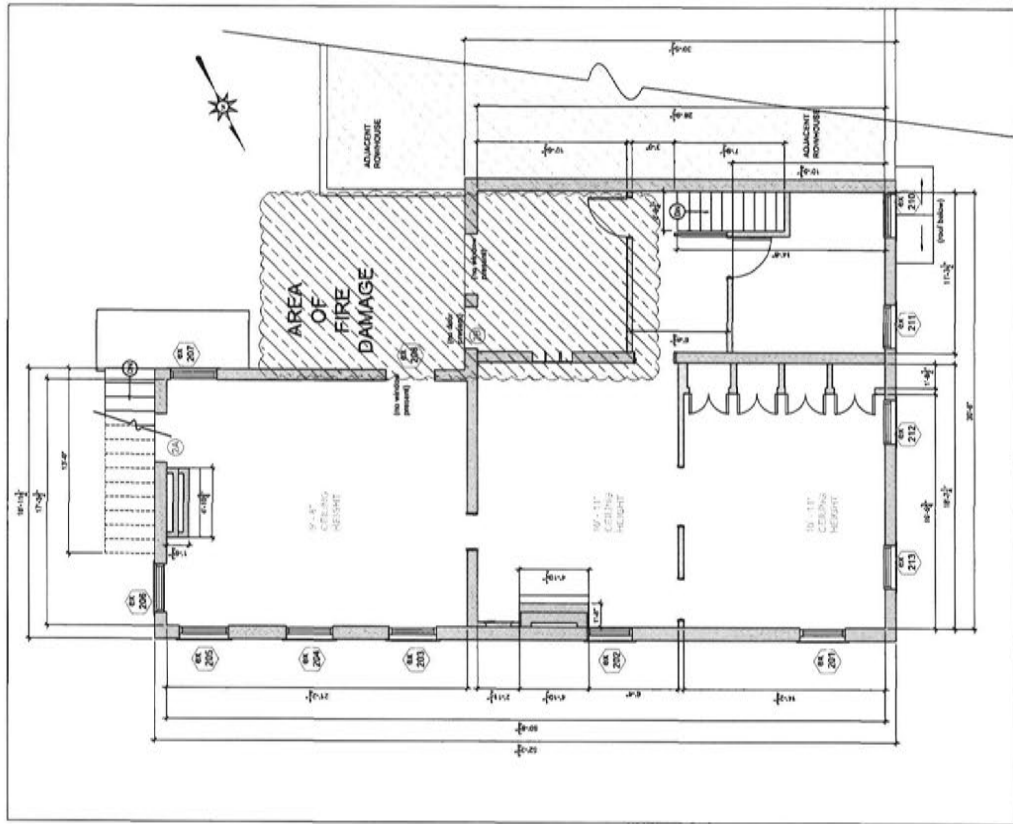
Revisions:

Date: 8 APRIL 2025
File:

AS-BUILT
FLOOR PLANS

Drawing No.
A-1.0

NOT RELEASED FOR CONSTRUCTION



WEST GORDON LANE

TATNALL STREET



SHAUNA KUCERA
Registered Architect
912.228.9086

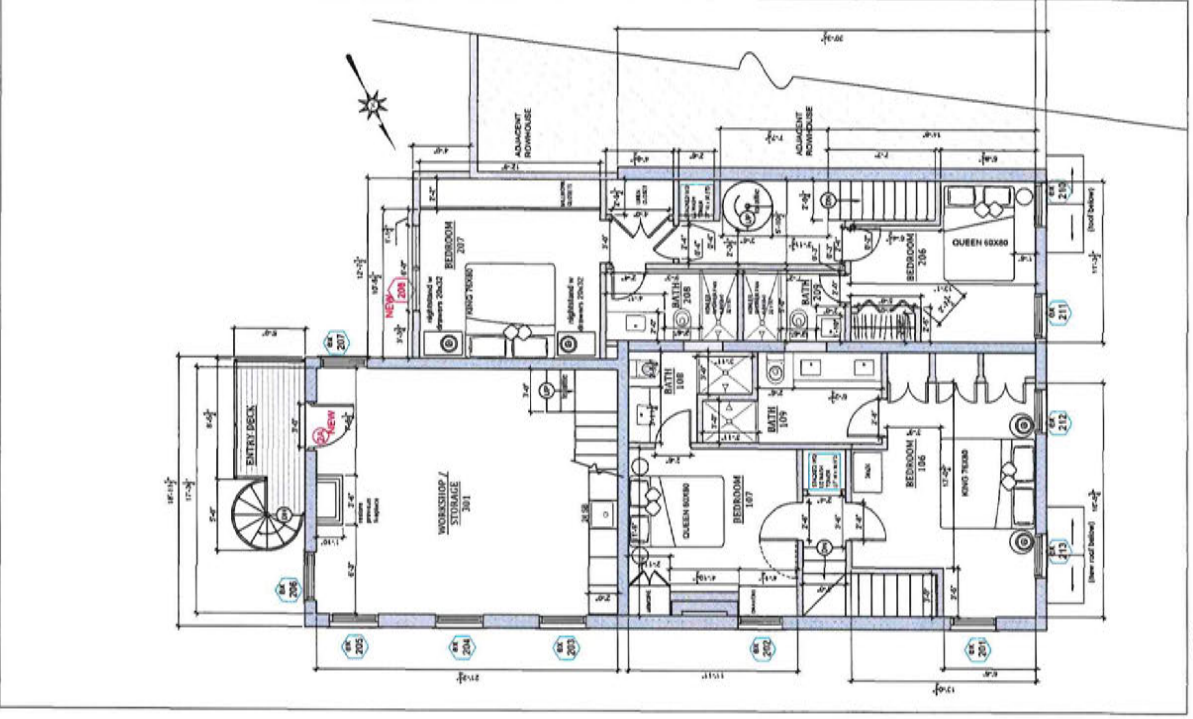
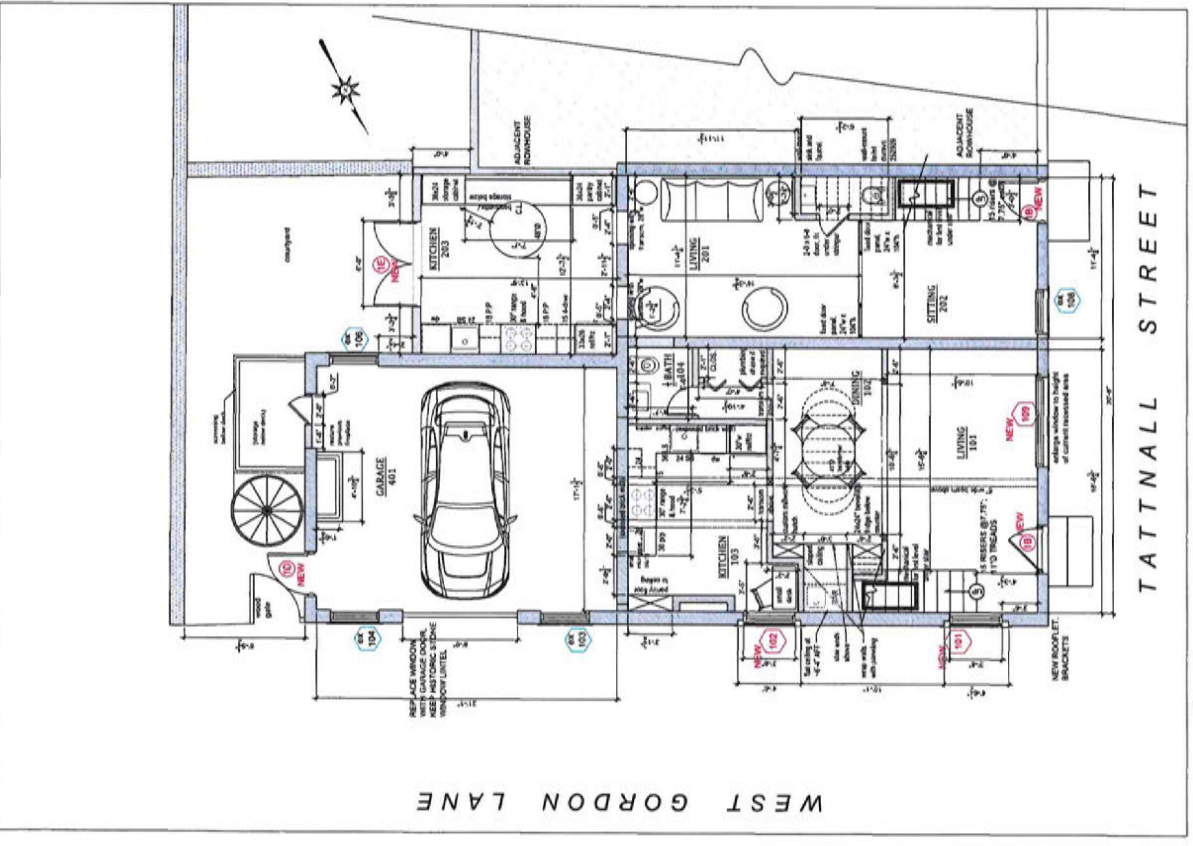
BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2025
Title: PROPOSED FLOOR PLANS
Drawing No:

A-1.1

NOT RELEASED FOR CONSTRUCTION





array
design

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KUCERA
Registered Architect
912.228.7088

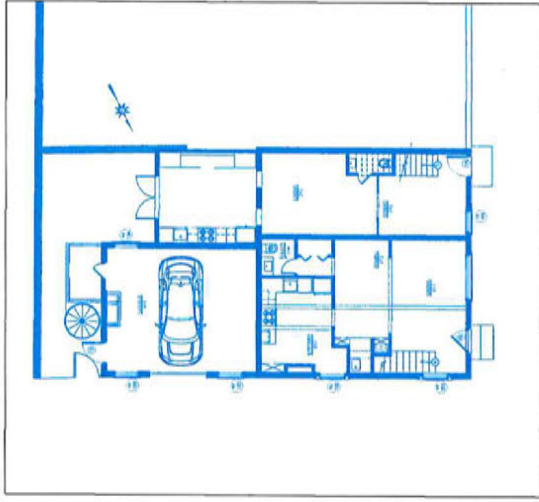
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444 & 446 TATNMALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

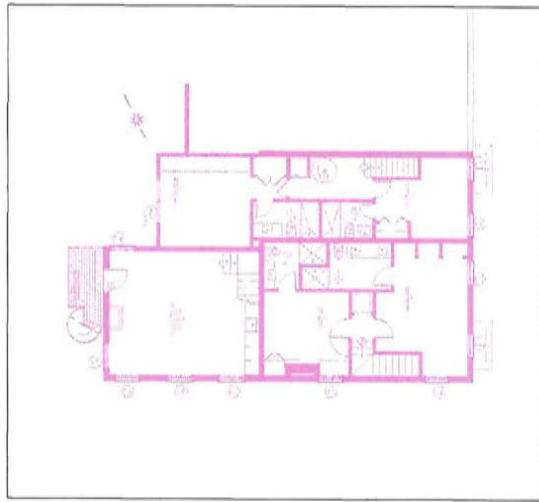
Date: 8 APRIL 2026
Title:
OVERLAY PLANS:
FIRST FLOOR EXISTING
AND NEW;
SECOND FLOOR EXISTING
AND NEW

Drawing No.
A-1.2

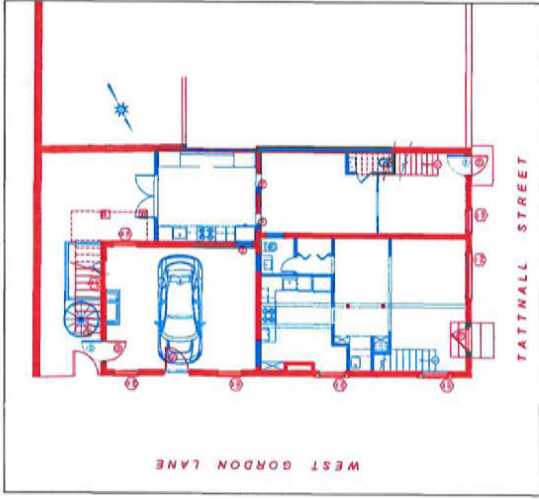
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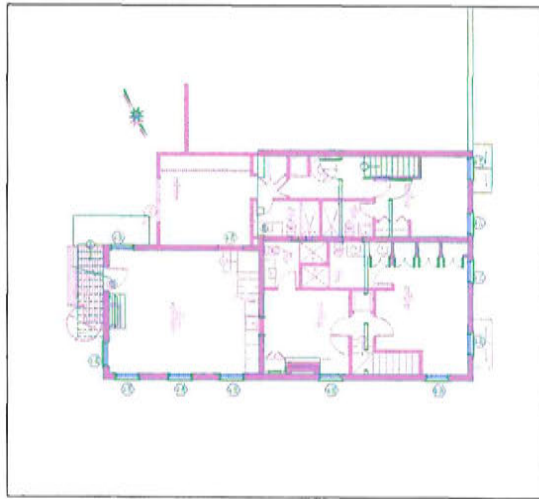
3 FIRST LEVEL FLOOR PLAN: PROPOSED
A-1.2 SCALE: 1/8" = 1'-0"



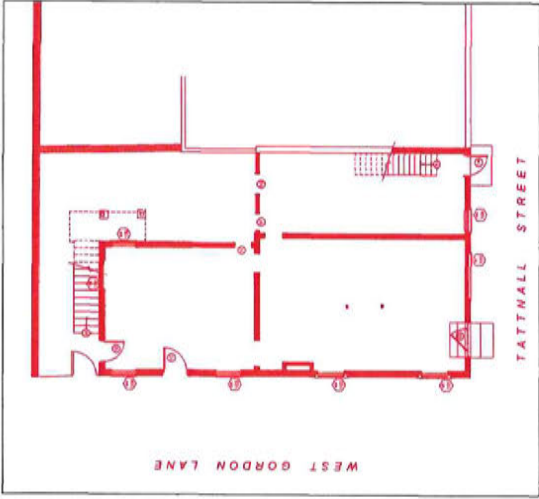
6 SECOND LEVEL FLOOR PLAN: PROPOSED
A-1.2 SCALE: 1/8" = 1'-0"



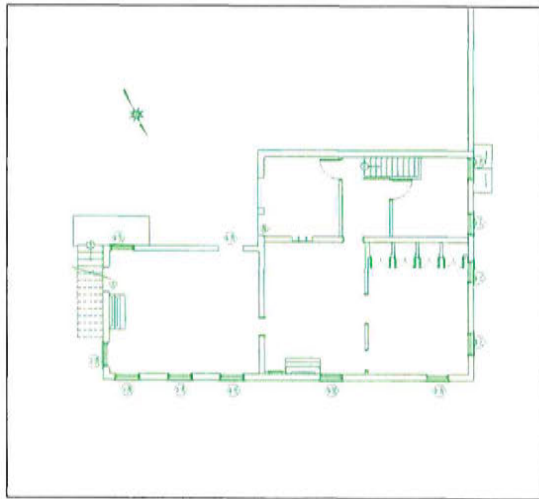
2 FIRST LEVEL FLOOR PLANS: OVERLAY
A-1.2 SCALE: 1/8" = 1'-0"



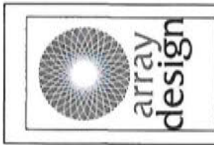
5 SECOND LEVEL FLOOR PLANS: OVERLAY
A-1.2 SCALE: 1/8" = 1'-0"



1 FIRST LEVEL FLOOR PLAN: EXISTING
A-1.2 SCALE: 1/8" = 1'-0"



4 SECOND LEVEL FLOOR PLAN: EXISTING
A-1.2 SCALE: 1/8" = 1'-0"



SHAUNA
KUCERA
Registered Architect
912.228.9088

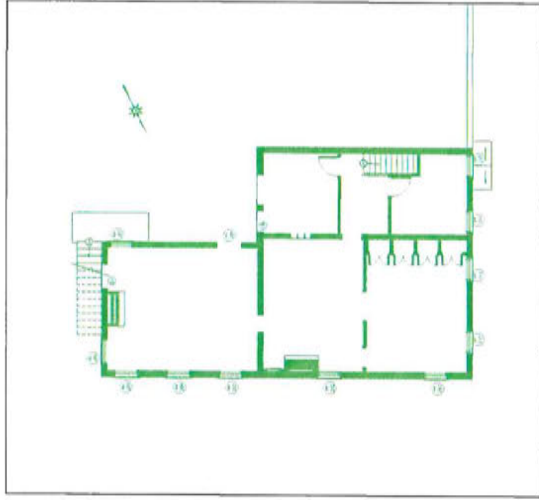
BROYLES RESIDENCE
444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

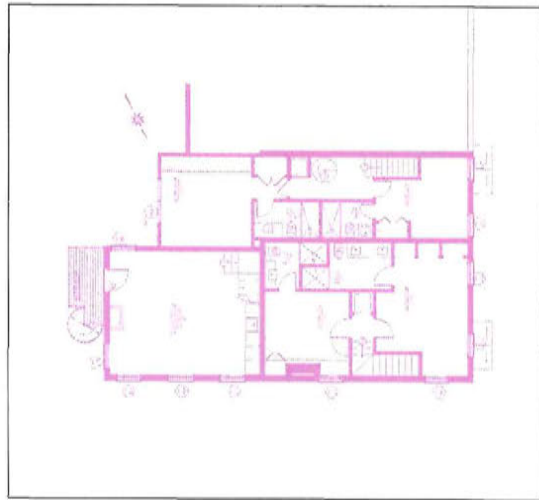
Date: 8 APRIL 2024
Title:
OVERLAY PLANS:
FIRST AND SECOND
LEVELS EXISTING;
FIRST AND SECOND
LEVELS PROPOSED

Drawing No.
A-1.3

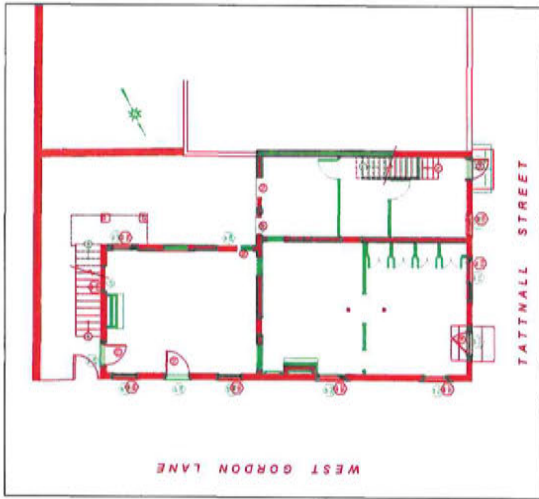
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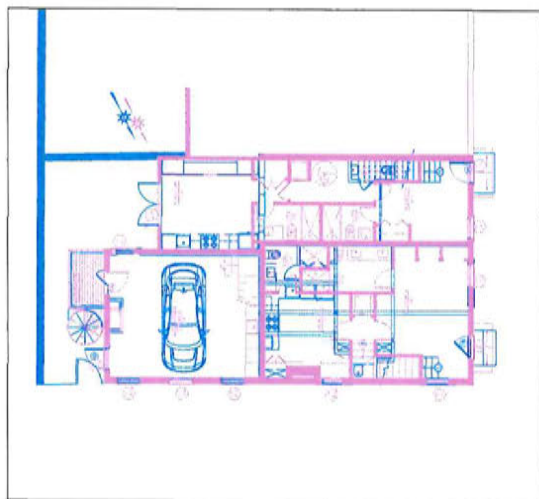
3 SECOND LEVEL FLOOR PLAN: EXISTING
A-1.3 SCALE: 1/8" = 1'-0"



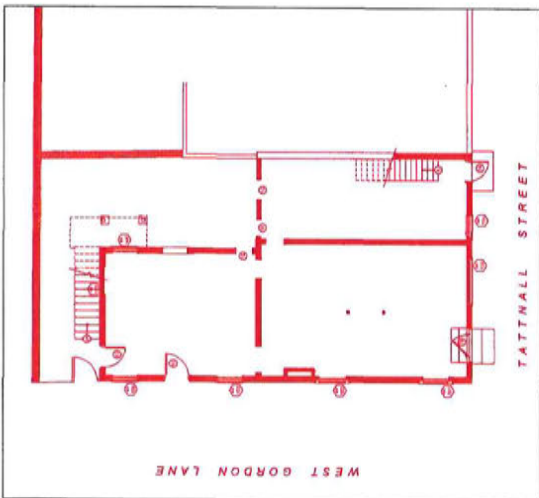
6 SECOND LEVEL FLOOR PLAN: PROPOSED
A-1.3 SCALE: 1/8" = 1'-0"



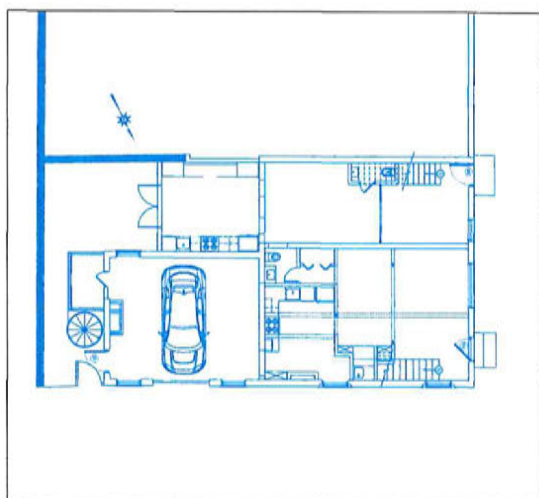
2 EXISTING FLOOR PLANS: OVERLAY
A-1.3 SCALE: 1/8" = 1'-0"



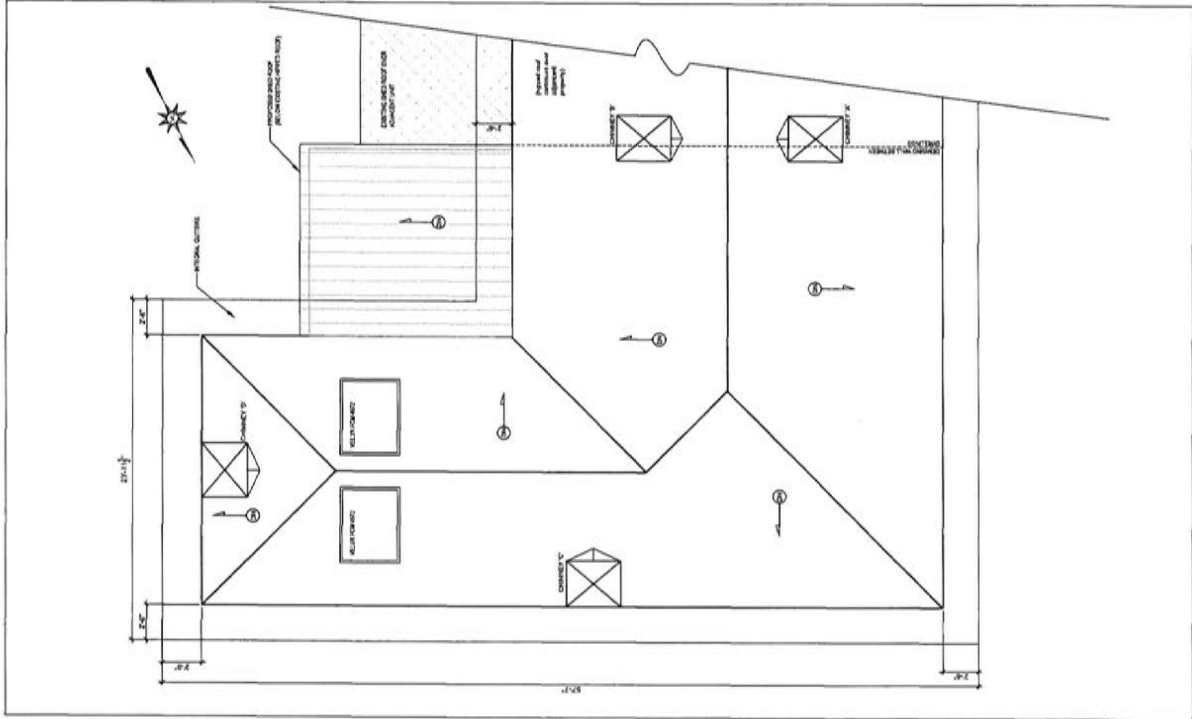
5 PROPOSED FLOOR PLANS: OVERLAY
A-1.3 SCALE: 1/8" = 1'-0"



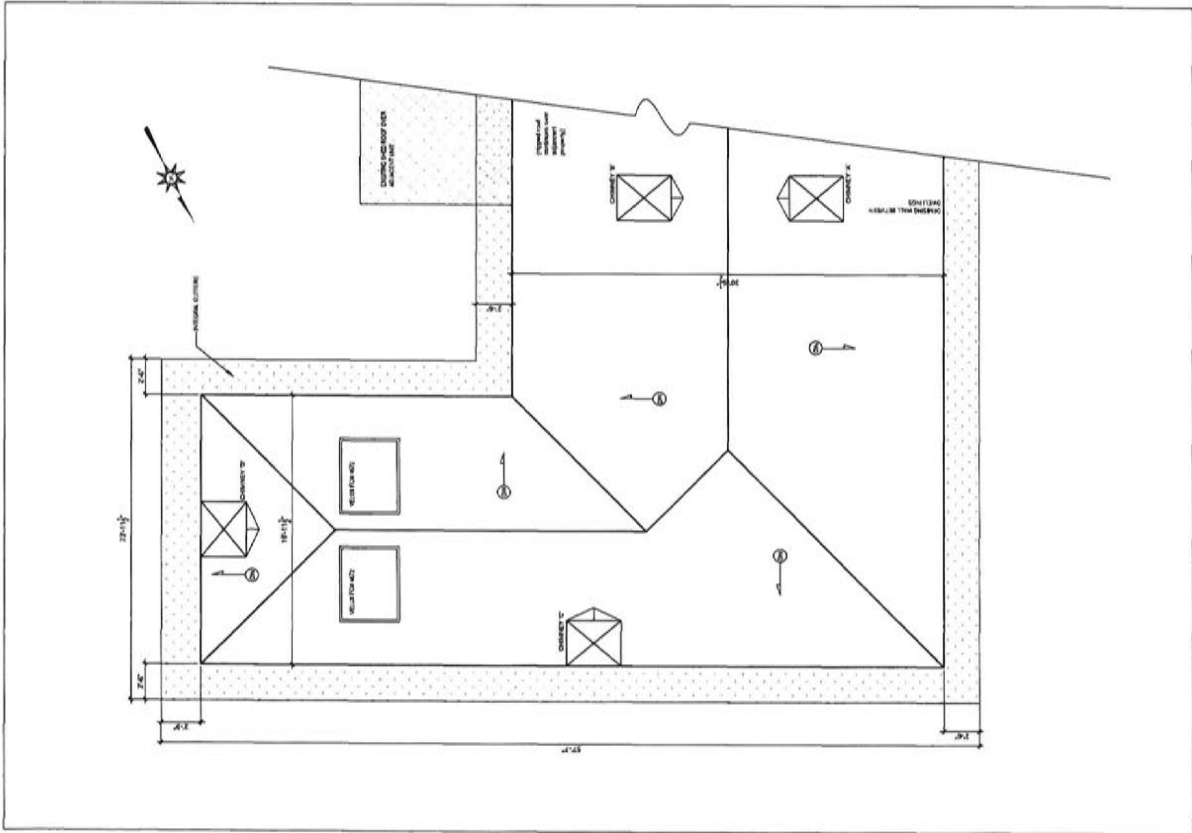
1 FIRST LEVEL FLOOR PLAN: EXISTING
A-1.3 SCALE: 1/8" = 1'-0"



4 FIRST LEVEL FLOOR PLAN: PROPOSED
A-1.3 SCALE: 1/8" = 1'-0"



2 ROOF PLAN: PROPOSED
A-1.4 SCALE: 1/4" = 1'-0"



1 ROOF PLAN: EXISTING
A-1.4 SCALE: 1/4" = 1'-0"

Date: 8 APRIL 2026

Drawing No. _____

A-2.0

SHAUNA
KUCERA
Registered Architect
912.228.

DOOR AND WINDOW NOTES:

1. field verify all existing openings that receive snow windows/doors.
2. doors and windows must be set back a minimum of 2" from exterior face of building.

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[illegible]

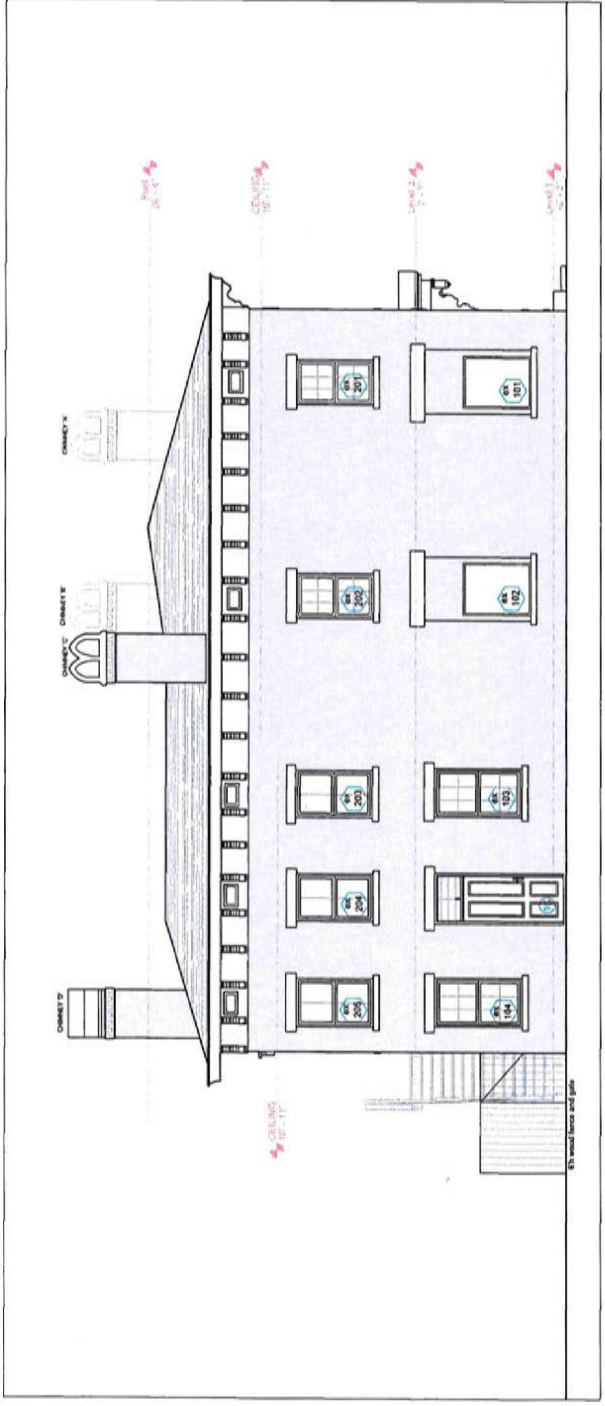


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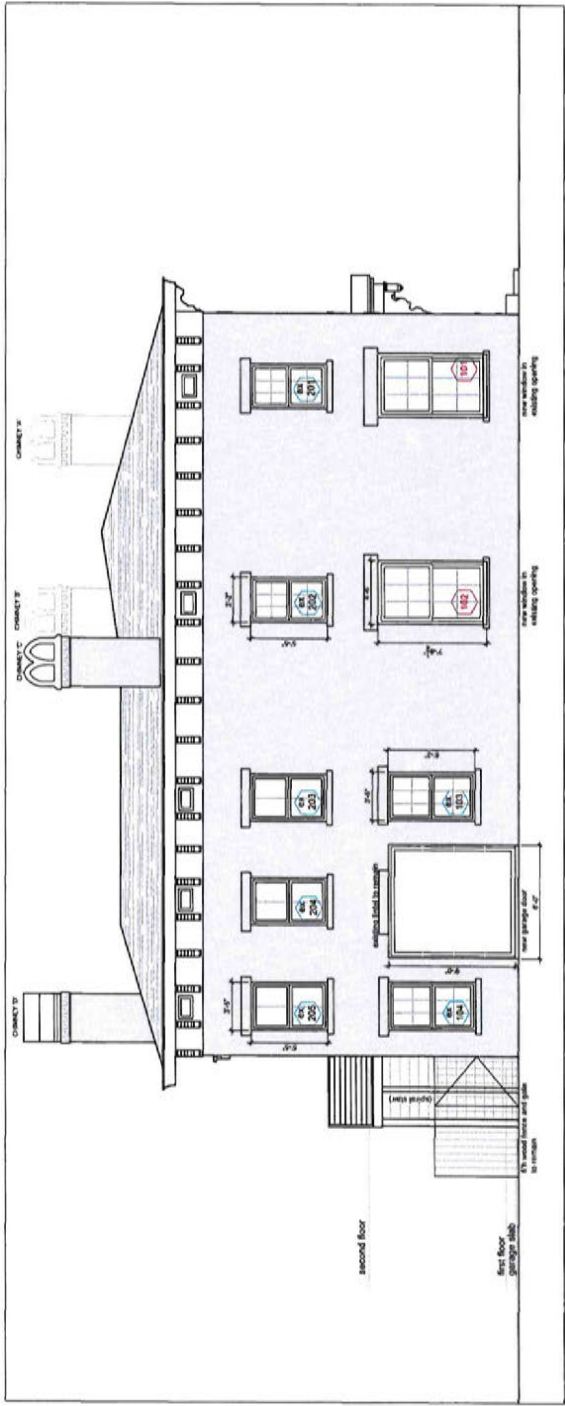
BROYLES RESIDENCE
444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

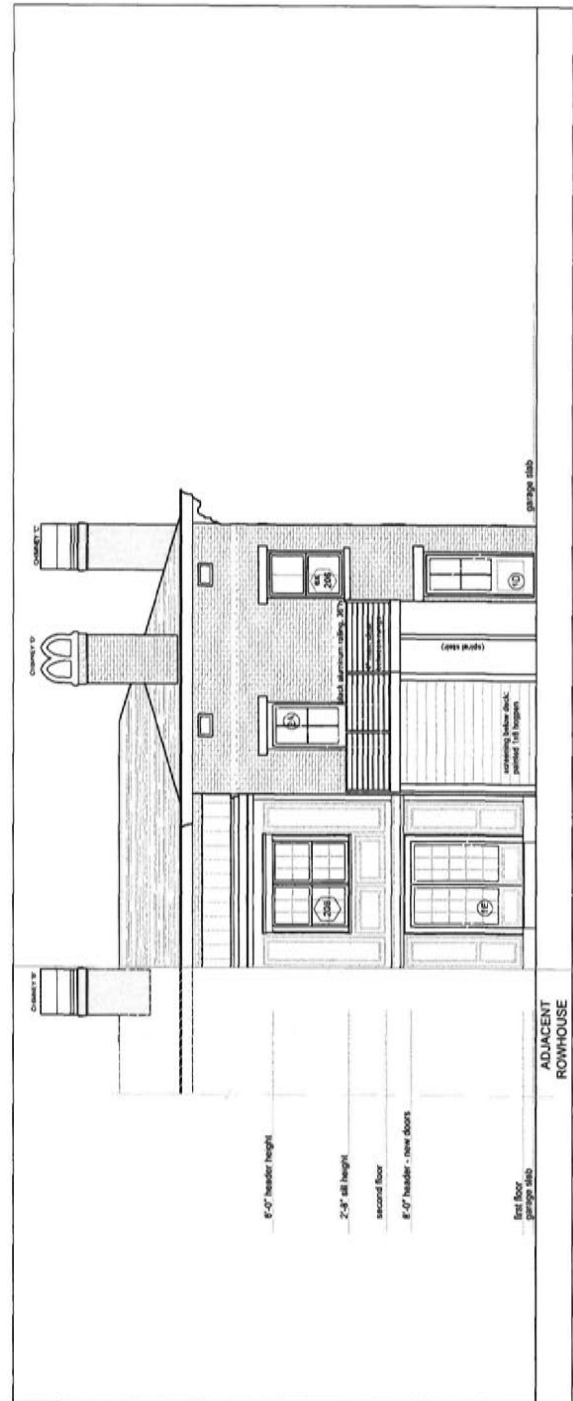
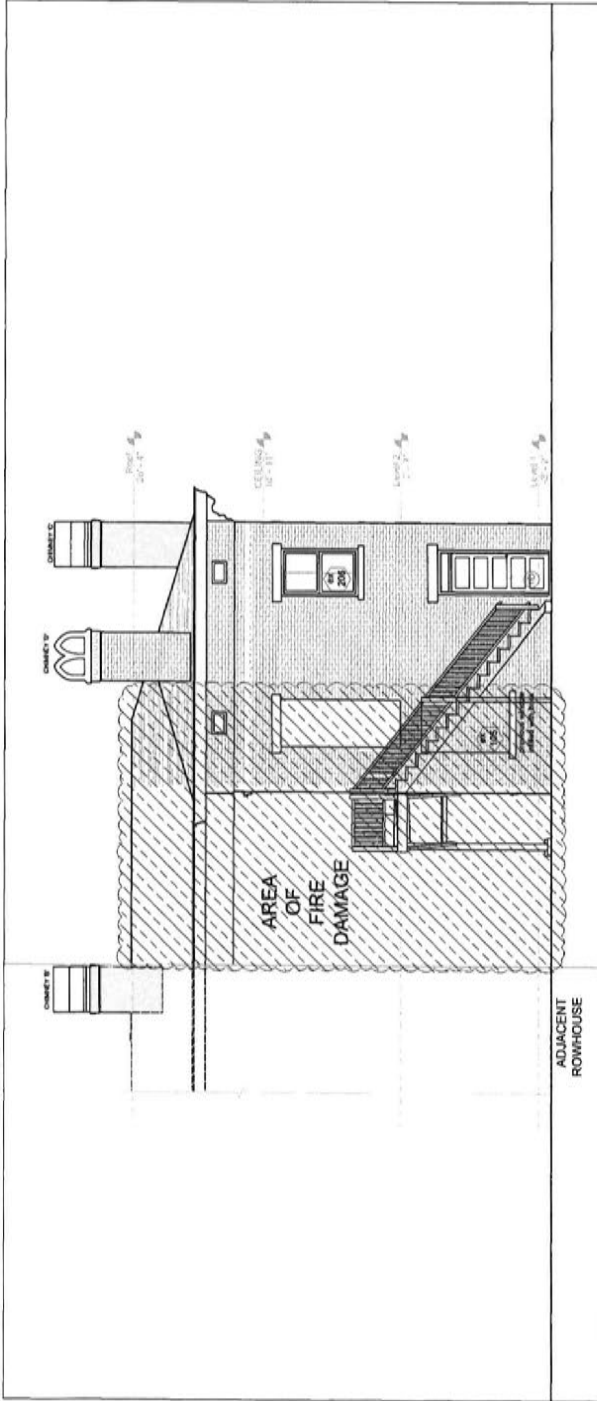
NOT RELEASED FOR CONSTRUCTION
Date: 8 APRIL 2026
Title:
EXTERIOR ELEVATIONS:
APPROXIMATE
EXISTING AND
PROPOSED
Drawing No.
A-2.1



1 NORTH SIDE ELEVATION: EXISTING (W. GORDON LANE)
SCALE: 1/4" = 1'-0"



2 NORTH SIDE ELEVATION: PROPOSED (W. GORDON LANE)
SCALE: 1/4" = 1'-0"



seal



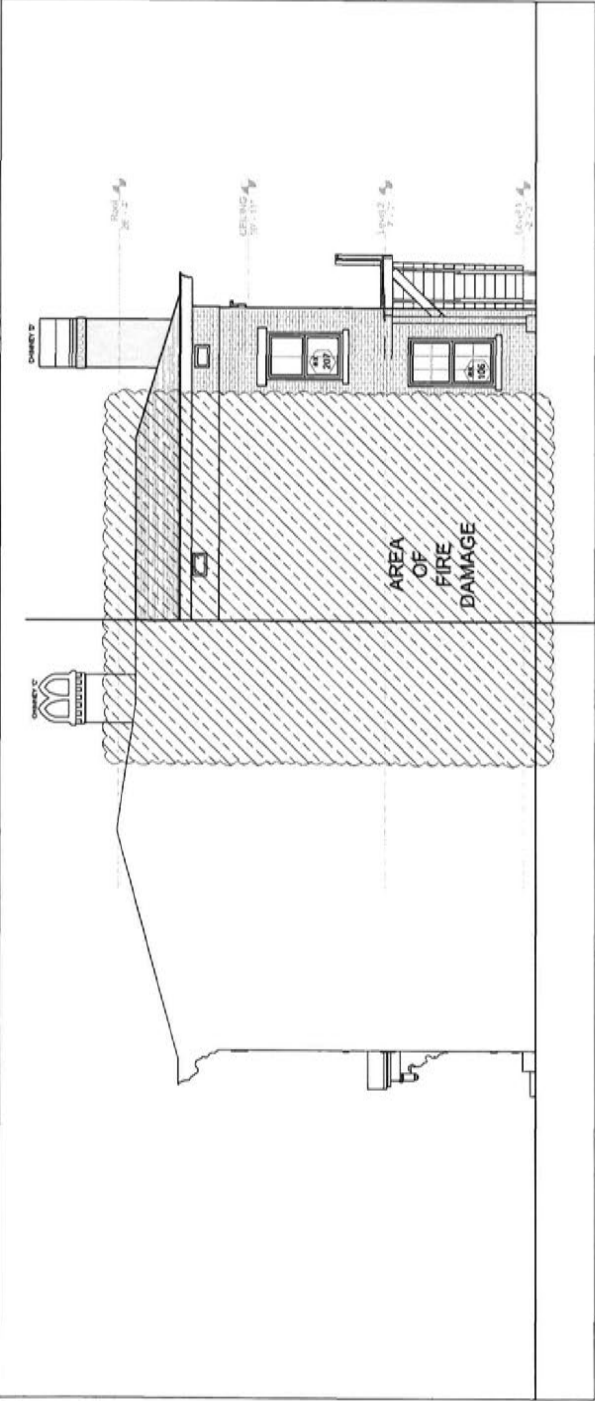
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BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

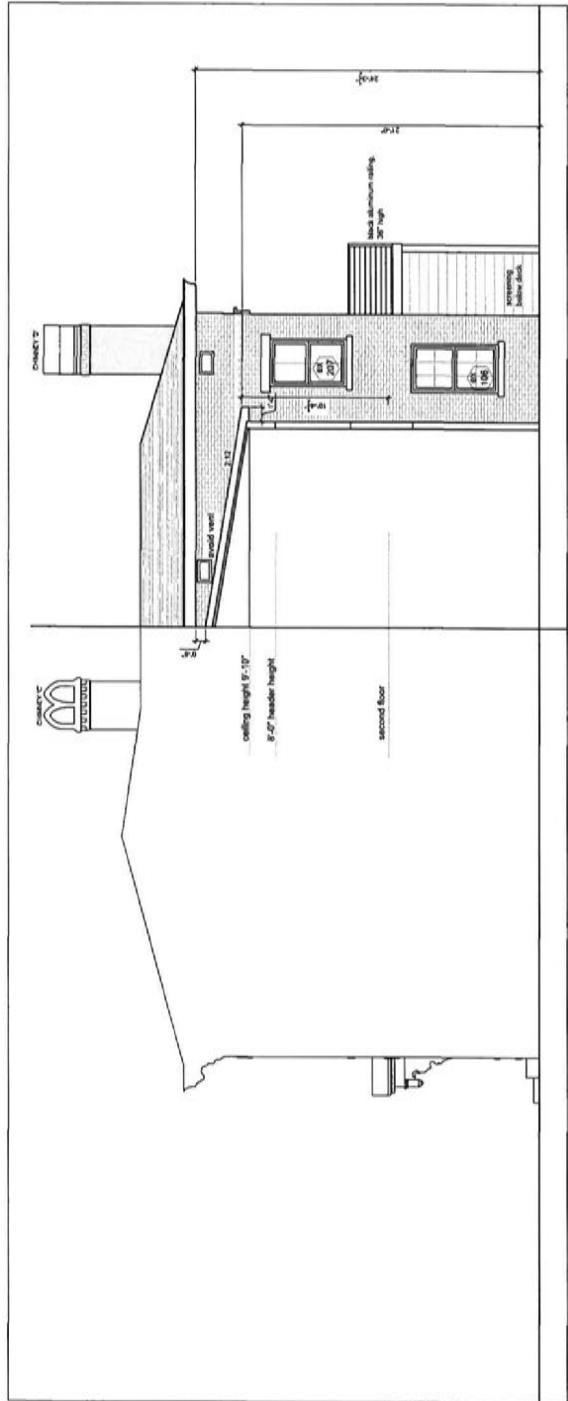
Revisions:

Date: 8 APRIL 2026
Title:
EXTERIOR ELEVATIONS
EXISTING AND
PROPOSED
Drawing No.
A-2.2

NOT RELEASED FOR CONSTRUCTION



1 SOUTH SIDE ELEVATION: EXISTING (FACING COURTYARD)
A-2.3 SCALE: 1/4" = 1'-0"



2 SOUTH SIDE ELEVATION: PROPOSED (FACING COURTYARD)
A-2.3 SCALE: 1/4" = 1'-0"

seal



**array
design**

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KUCERA
Registered Architect
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BROYLES RESIDENCE

444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

NOT RELEASED FOR CONSTRUCTION

Date: 8 APRIL 2026

Title:

EXTENSION ELEVATIONS:
SOUTH SIDE
(COURTYARD)
EXISTING AND
PROPOSED

Drawing No.

A-2.3