

26-002507-2BA



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

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](http://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](mailto:PLANNING@SAVANNAHGA.GOV).** Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.

**I. Subject Property**

Street Address(es): 2254 VICKSBURG DR  
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.): 20137 02018  
Total acreage or SF of the subject property: .344  
Zoning District(s): RSF-10  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): UNDEVELOPED

**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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ **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](mailto: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:** \_\_\_\_\_  
THE DECISION OF THE PLANNING COMMISSION TO DENY THE REQUESTED VARIANCES IS ARBITRARY BECAUSE THE

SURROUNDING PATTERN IS IRREGULAR AND CONTAINS SEVERAL LOTS OF A SIMILAR OR SMALLER SIZE THAN THOSE PROPOSED. DESPITE ADMITTING THAT VARIANCE RELIEF IS A REMEDY AVAILABLE TO ALL SIMILARY SITUATED OWNERS, THE COMMISSION FAILED TO ALIGN ITS DECISION WITH THE LOCAL DEVELOPMENT CONTEXT AND PRIOR DECISIONS. THE DENIAL CREATES AN INCONSISTENT APPLICATION OF THE ZONING ORDINANCE, AS IT IGNORES THAT THE PROPOSED 7,500 SF LOTS WOULD MIRROR EXISTING ADJACENT PROPERTIES DEVELOPED UNDER DIFFERENT STANDARDS.

☐ **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): 26-001383-ZA
- 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 # \_\_\_\_\_ and associated Staff Report/Decision.

**IV. Property Owner Information**

Name(s): VANGUARD DEVELOPMENT, LLC  
Registered Agent: ANDREW SAVAGE  
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)  
Address: 3601 MONTGOMERY ST, #24264  
City, State, Zip: SAVANNAH, GA 31405  
Telephone: [REDACTED] Fax: \_\_\_\_\_  
E-mail address: [REDACTED]

**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): \_\_\_\_\_  
Registered Agent: \_\_\_\_\_  
(Or Officer or Authorized Signatory, if Petitioner is not an individual)  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
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) \_\_\_\_\_, I (we) authorize \_\_\_\_\_ (Agent Name) of \_\_\_\_\_ (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): \_\_\_\_\_

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

Signature(s)

Date

### **Witness Signature Certificate**

State of Georgia

County of \_\_\_\_\_

Signed or attested before me on \_\_\_\_\_ by \_\_\_\_\_  
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 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
(Name of notary, typed, stamped or printed)  
Notary Public State of Georgia

My commission expires: \_\_\_\_\_

## 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.

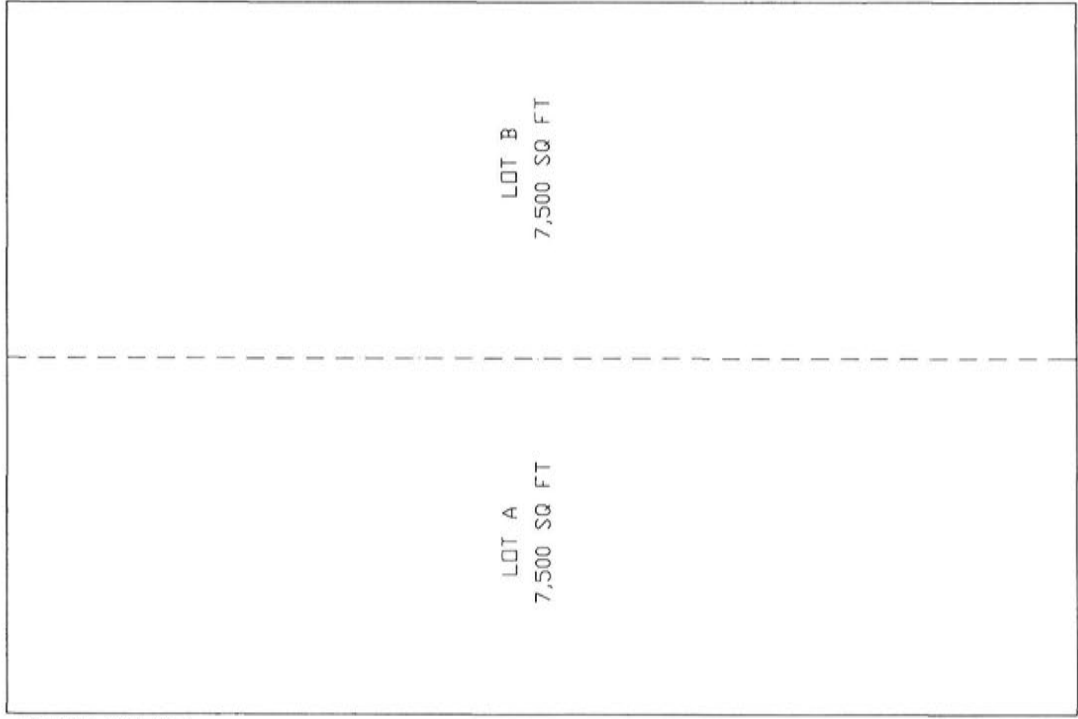
|                 |                      |                                                                                     |                |
|-----------------|----------------------|-------------------------------------------------------------------------------------|----------------|
| Applicant Name: | <u>ANDREW SAVAGE</u> |  | <u>5/15/26</u> |
|                 | Print                | Signature                                                                           | Date           |

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## 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)



PROPERTY LINE 150'



50' 50'

2254 VICKSBURG DR (20137 02018)

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

2254 Vicksburg Drive

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING IN CHATHAM COUNTY, GEORGIA, AND KNOWN AS LOT 3-A BEING A PORTION OF SUBDIVISION OF LOT 11, OF A SUBDIVISION OF LOT 4 OF A RESUBDIVISION INTO EIGHT LOTS OF LOTS 10 AND 11 OF THE ORIGINAL SUBDIVISION OF THE PLACENTIA TRACT, SAID LOT 4 LYING BETWEEN SKIDAWAY ROAD AND LAROCHE AVENUE IN THE 5TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA. THE SAID LOT 3-A HAVING A FRONTAGE OF ONE HUNDRED (100) FEET ON THE NORTH SIDE OF VIRGINIA AVENUE AND DEPT NORTHWARDLY OF ONE HUNDRED FIFTY (150) FEET. ALL AS WILL APPEAR BY REFERENCE TO MAP MADE FOR ALCON BY S.P. KEHOE, JR., DATED MAY 10, 1956



C H A T H A M   C O U N T Y - S A V A N N A H

## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

### DECISION

**From:** The Planning Commission  
**Date:** April 21th, 2026  
**Subject:** Variance for Development Plan  
**Agent:** Joshua Yellin  
**Owner:** Vanguard Development  
**Address:** 2254 Vicksburg Dr  
**PIN(s):** 20137 02018  
**Site Area:** 0.344 acres total  
**Alderman District:** 1 – Linda Walder-Bryan  
**Chatham County Commission District:** 3 – Bobby Lockett  
**File Number:** 26-001383-ZA

#### Request

The Petitioner is requesting MPC approval for variances to the minimum lot area and minimum lot frontage requirements of the RSF-10 zoning district to accommodate a proposed subdivision of the existing parcel.

The requests are as follows:

1. Reduce the minim lot area requirement from 10,000 square feet to 7,500 square feet.
2. Reduce the minimum lot frontage requirement from 70 feet to 50 feet.

The subdivision would result in the creation of two vacant lots for new single-family development.

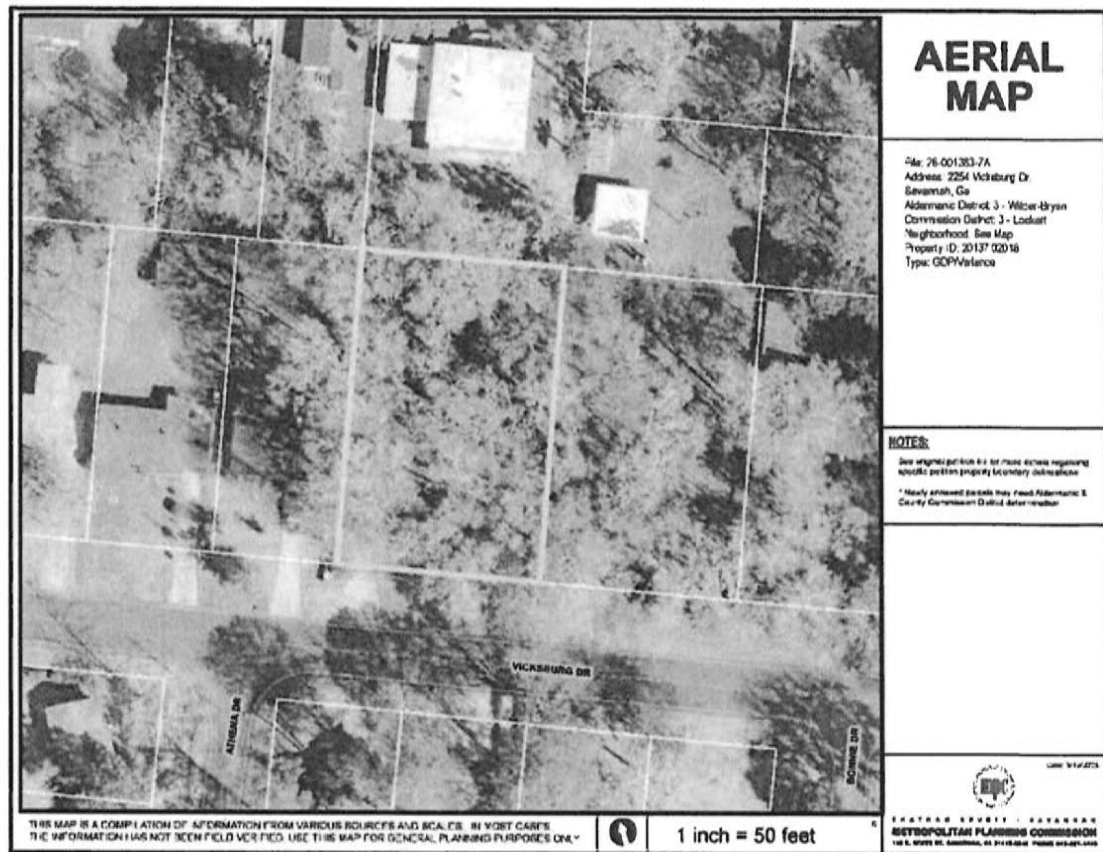
### **Facts and Findings**

- 1) The current parcel, according to the Chatham County Tax Assessor's records, is approximately 0.34 acres (15,000 square feet). It is a 100' by 150' rectangle fronting on Vicksburg Dr, and as a result is conforming with RSF-10 zoning district standards.
- 2) The new lots are both intended for single-family development. Those plans are not part of this application.
- 3) The site is not irregular in shape or size and is a similar size to many of the other lots in the Placentia Tract subdivision, there are also several other lots of identical dimensions.
- 4) The petitioner has not submitted information or documentation that would describe a hardship related to the request.
- 5) Per 3.21.8 Limitations on Power to Grant Variances: a variance shall not be granted to permit a lot that is less than the minimum lot area.

### **Existing Zoning and Development Pattern**

The RSF districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses. The present zoning of the parcel requires a minimum lot size of 10,000 square feet and 70 feet in lot width.

| Location | Land Use                | Existing Zoning |
|----------|-------------------------|-----------------|
| North    | Single-family Residence | RSF-10          |
| South    | Single-family Residence | RSF-6           |
| East     | Single-family Residence | RSF-10          |
| West     | Single-family Residence | RSF-10          |



*Aerial Map for 2254 Vicksburg Drive*

### **Public Notice**

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

### **Standards at Issue**

1. Per Section 5.7.5 of the Zoning Ordinance, this property within the RSF-10 zoning district has a minimum lot area of 10,000 square feet and a minimum lot width of 70 feet. The existing lot does meet the requirements of the RSF-10 district. Neither of the two proposed lots will meet this standard.

| 5.7.5 Development Standards for Permitted Housing Types |               |               |               |               |               |               |               |
|---------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Standards                                               | RSF-E         | RSF-30        | RSF-20        | RSF-10        | RSF-6         | RSF-5         | RSF-4         |
| <b>Lot Dimensions</b>                                   |               |               |               |               |               |               |               |
| <b>Street Access</b>                                    |               |               |               |               |               |               |               |
| 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            |
| <b>Lane Access [2]</b>                                  |               |               |               |               |               |               |               |
| Lot area (min sq ft) [1]                                | --            | --            | --            | --            | 6,000         | 4,000 [3]     | 3,500         |
| Lot width (min ft)                                      | --            | --            | --            | --            | 60            | 40 [3]        | 35            |
| <b>Building Setbacks (min ft)</b>                       |               |               |               |               |               |               |               |
| <b>Street Access</b>                                    |               |               |               |               |               |               |               |
| Front yard                                              | 40            | 30            | 30            | 25            | 20            | 20            | 15            |
| Side (interior) yard                                    | 20            | 10            | 10            | 7             | 5             | 5             | 5             |
| Side (street) yard                                      | 15            | 15            | 15            | 15            | 10            | 10            | 10            |
| Rear yard                                               | 40            | 30            | 30            | 25            | 20            | 20            | 20            |
| From access easement                                    | 5             | 5             | 5             | 5             | 5             | 5             | 5             |
| <b>Lane Access</b>                                      |               |               |               |               |               |               |               |
| Front yard                                              | --            | --            | --            | --            | 15            | 15            | 12.5          |
| Side (interior) yard                                    | --            | --            | --            | --            | 5             | 5             | 5             |
| Side (street) yard                                      | --            | --            | --            | --            | 10            | 5             | 5             |
| Rear yard                                               | --            | --            | --            | --            | 20            | 20            | 20            |
| From access easement                                    | --            | --            | --            | --            | 5             | 5             | 5             |
| Building Separation                                     | See Fire Code | See Fire Code | See Fire Code | See Fire Code | See Fire Code | See Fire Code | See Fire Code |

## **Zoning Ordinance Review**

The Planning Commission is authorized to grant variances to the standards of *Article 5, Base Zoning Districts*, upon the basis of the criteria established in *Sec. 3.21.10*.

The following review criteria for Variances are prescribed in the Savannah Zoning Ordinance *Sec. 3.21.10*:

### **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:** While the development pattern of the neighborhood is irregular in terms of lot area and width, with many lots of a similar size to the proposed, there are also several lots of an identical size to the existing lot. All of the adjacent smaller lots were developed pre-1980s with several being developed in the 1930s and 1940s.

### **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 circumstances or conditions that are peculiar to the existing lot.

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

**MPC Comment:** The request is a result of the petitioner's design.

*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 application indicates that the proposed lots will be for development.

#### **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**

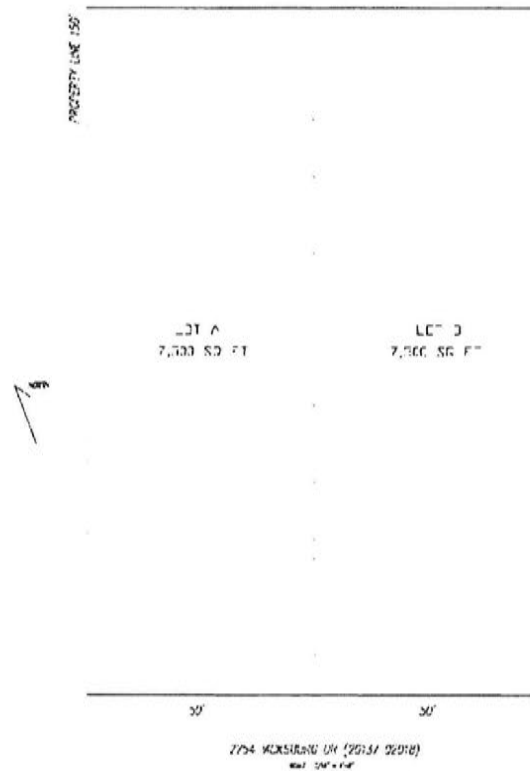
*The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.*

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

#### **E. Special Privilege Not Granted**

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

**MPC Comment:** The variances will confer special privilege on the Petitioner, though variance relief is a remedy afforded to all similarly situated property owners. Notably, there are existing lots adjacent to the parcel that are smaller than the requested size as well as lots of an equal size to the existing lot.



*Plan for 2254 Vicksburg Dr*

### **DECISION**

The Planning Commission **denies** the requested two (2) variances:

1. Reduce the minim lot area requirement from 10,000 square feet to 7,500 square feet,
2. Reduce the minimum lot frontage requirement from 70 feet to 50 feet.

Melanie Wilson, MPC Executive Director and CEO