

26-002539-ZBA



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



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): 405 West 37th st. 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.): 20073 12009
Total acreage or SF of the subject property: 0.20 (Calculated acreage)
Zoning District(s): TN-2 Traditional Neighborhood-2
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): R3 - Residential Lots

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:
The applicant requests dimensional variance relief associated with the conversion of an existing detached garage into a small Accessory Dwelling Unit (ADU), including a modest second-floor extension and exterior stair configuration necessary due to limited footprint and site constraints of the existing. The proposed ADU is intended to provide independent living accommodations for the applicant's elderly mother while maintaining compatibility with the surrounding residential neighborhood.

☐ **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 # _____ and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): Christine Wacta
Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 405 West 37th street,
City, State, Zip: Savannah GA 31401
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): Same as Property Owner
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): Christine Wacta

Registered Agent: _____

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

Signature(s)

5/15/2026

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 5/16/2026 by Christine Wacta
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. License

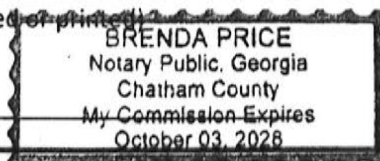
Brenda Price
Signature of Notary Public

Brenda Price

(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: Christine Wacta
Print


Signature

5/15/2026
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)

May 15, 2026

Zoning Board of Appeals
Metropolitan Planning Commission
110 East State Street
Savannah, Georgia 31401

RE: Variance Request – 405 West 37th Street, Savannah, Georgia 31401

Dear Members of the Zoning Board of Appeals,

I respectfully submit this letter in support of my request for dimensional variance relief associated with the rehabilitation and adaptive reuse of the existing detached garage structure located at 405 West 37th Street in Savannah's TN-2 Traditional Neighborhood zoning district.

The purpose of this project is to provide safe, dignified, and independent living accommodations for my 82-year-old mother, who now requires close family support while maintaining a degree of privacy and autonomy appropriate to her age and lifelong standard of living.

The existing detached garage structure on the property has become functionally obsolete and significantly underutilized due to its limited dimensions and aging condition. The structure no longer adequately accommodates modern residential vehicle use and has experienced deterioration over time, including moisture and water infiltration concerns associated with changing site and drainage conditions.

Rather than allowing the structure to continue deteriorating, the proposed project seeks to rehabilitate and adaptively reuse the existing accessory structure in a manner that improves both the property and surrounding neighborhood context.

Due to the constrained footprint of the existing structure, it is not feasible to create a functional living arrangement entirely within a single-story configuration while maintaining adequate circulation and habitable living space. To minimize overall site impact and preserve open yard space, the design incorporates a modest second-floor sleeping and study area above a compact living and kitchenette space below.

The proposed exterior stair configuration is necessary because the limited interior dimensions of the structure do not reasonably accommodate a functional interior stair without substantially compromising the usability of the unit. The proposed design therefore represents the minimum relief necessary to

create a safe and practical residential arrangement.

Importantly, the proposal remains compatible with the established development pattern of the surrounding neighborhood. Savannah's historic neighborhoods have long incorporated carriage houses, rear accessory structures, garage apartments, and second-story detached residential forms as part of the traditional urban fabric.

Comparable examples exist within the broader West 37th Street corridor and surrounding neighborhoods, including approvals and existing two-story accessory structures that demonstrate neighborhood compatibility with this type of residential form. Recent review cases within the area have acknowledged the appropriateness of detached accessory residential structures and carriage-house-style development patterns consistent with Savannah's historic context.

This request is not intended for commercial expansion, short-term rental use, or increased development intensity. Instead, it represents a modest and context-sensitive effort to accommodate multigenerational family living while rehabilitating an aging accessory structure and preserving the residential character of the property.

I respectfully request your favorable consideration of this variance application.

Thank you for your time and consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'wacta', is written over a rectangular stamp. Below the signature, there are small handwritten initials or marks.

Dr. Christine Wacta

PhD, Urban Planning & Spatial Intelligence

Architectural Designer | GIS & Resilience Researcher

Property Owner / Applicant

405 West 37th Street

Savannah, Georgia 31401

Email: wacta2011@gmail.com

Phone: 912-596-6704

EXHIBIT A
LEGAL DESCRIPTION

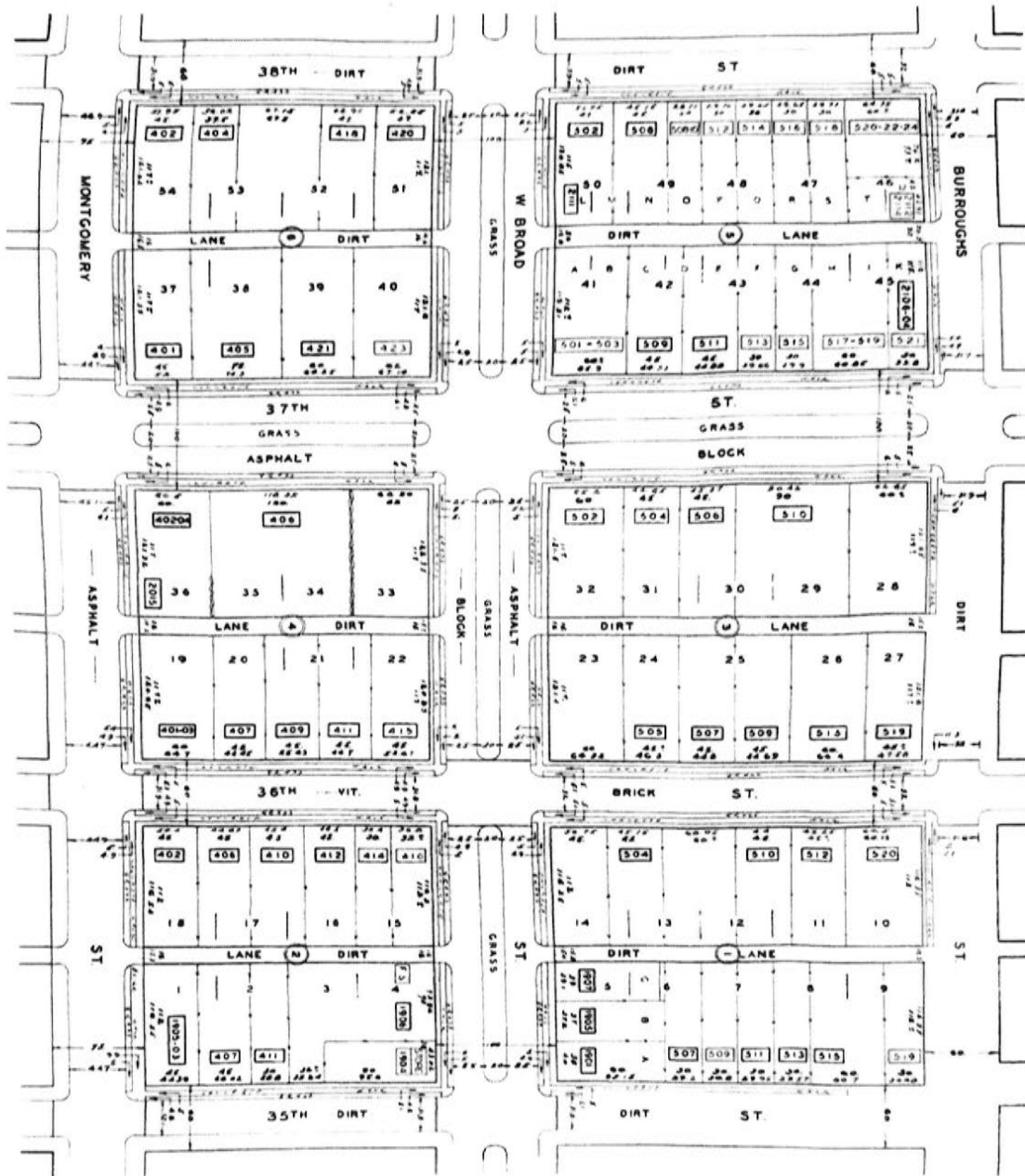
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, COUNTY, OF CHATHAM, AND STATE OF GEORGIA, AND BEING KNOWN AND DESIGNATED AS LOT THIRTY-EIGHT (38) AND THE WESTERN FIFTEEN FEET OF LOT THIRTY-SEVEN (37), DUNCAN WARD AS SHOWN ON THE MAP OF SAID CITY. THE LOT AND PORTION OF LOT LIE CONTIGUOUS WITH A FRONTAGE ON THE SOUTHERN SIDE OF 37TH STREET, SAID CITY, BETWEEN MONTGOMERY STREET AND MARTIN LUTHER KING, JR. BLVD (FORMERLY WEST BROAD STREET) WITH A FRONTAGE THEREON OF SEVENTY-FIVE (75 FEET) FEET AND A RECTANGULAR DEPTH SOUTH WARDLY OF ONE HUNDRED SEVENTEEN (117 FEET) TO A LANE; AND BEING BOUNDED AS A WHOLE AS FOLLOWS: ON THE NORTH BY 37TH STREET; ON THE EAST BY THE REMAINING FORTY-FIVE (45 FEET) FEET OF LOT 37, SAID WARD; ON THE SOUTH BY SAID LANE; AND ON THE WEST BY LOT THIRTY-NINE (39), DUNCAN WARD.

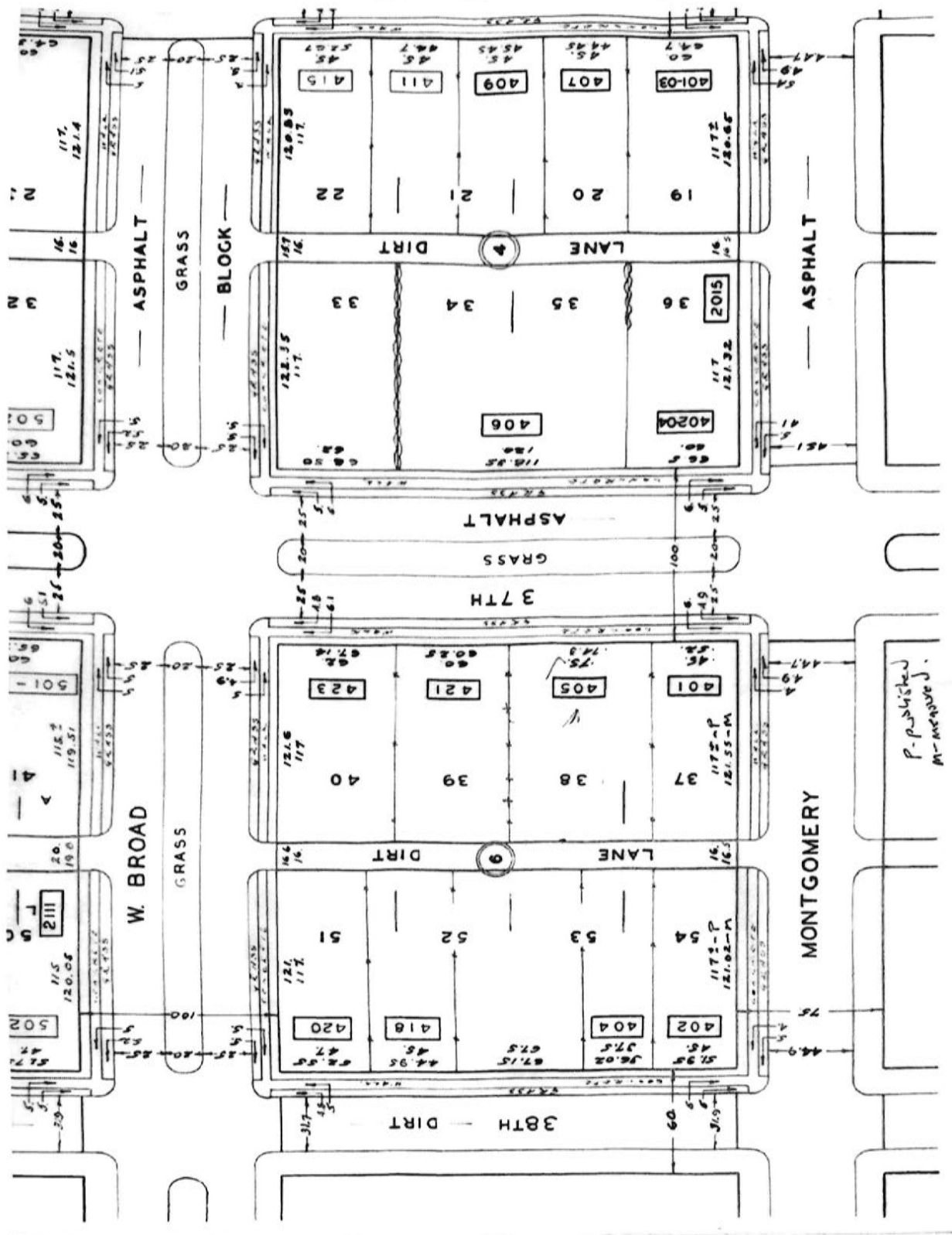
SITUATE IN THE COUNTY OF CHATHAM, STATE OF GEORGIA.

PARCEL ID NUMBER: 2-0073 -12-009

PROPERTY COMMONLY KNOWN AS: 405 WEST 37TH STREET, SAVANNAH, GA
31401

30+15





MONTGOMERY

W. BROAD

38TH - DIRT

DIRT 9

37TH

ASPHALT

GRASS

LANE 4 DIRT

IRT

ASPHALT

BLOCK -

GRASS

ASPHALT

11

28

14

26

References

三

45th G. EAPENARU

T. H. GUERRY LUMBER CO.

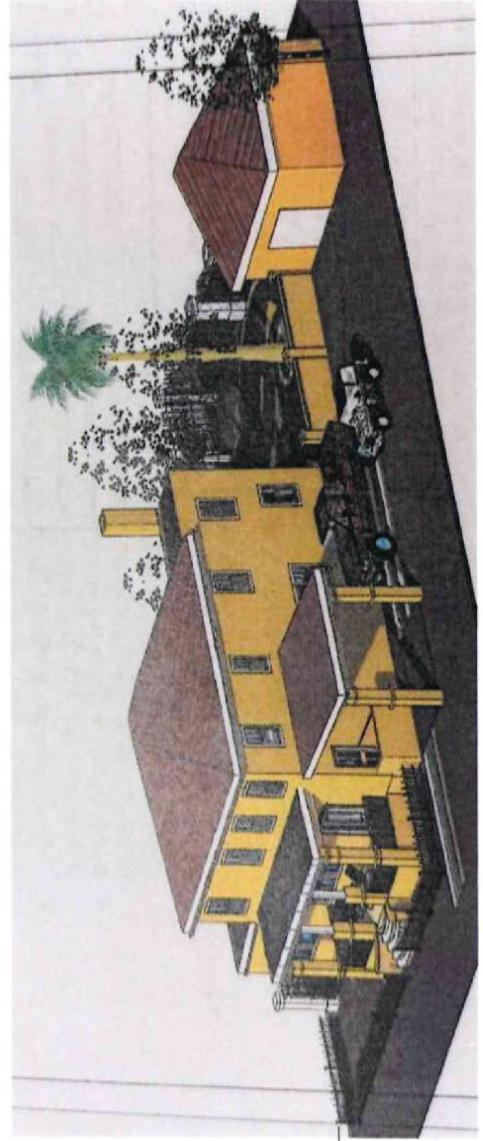
EVERYTHING TO BUILD ANYTHING

MAP
SCALE: 1"=10'



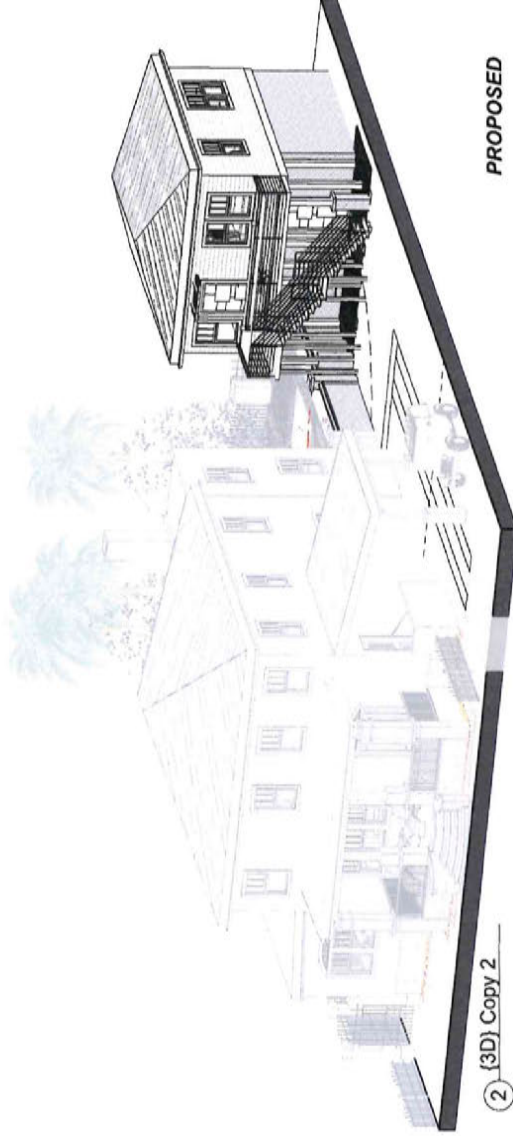
SITE PAVED GAR/ADU	
Project number	001
Issue Date	
Date	
Drawn by	Dr WACTA
Checked by	
Checker	Scale 1/16" = 1'-0"
A001 (1)	

West 37th
street
OPTION 1

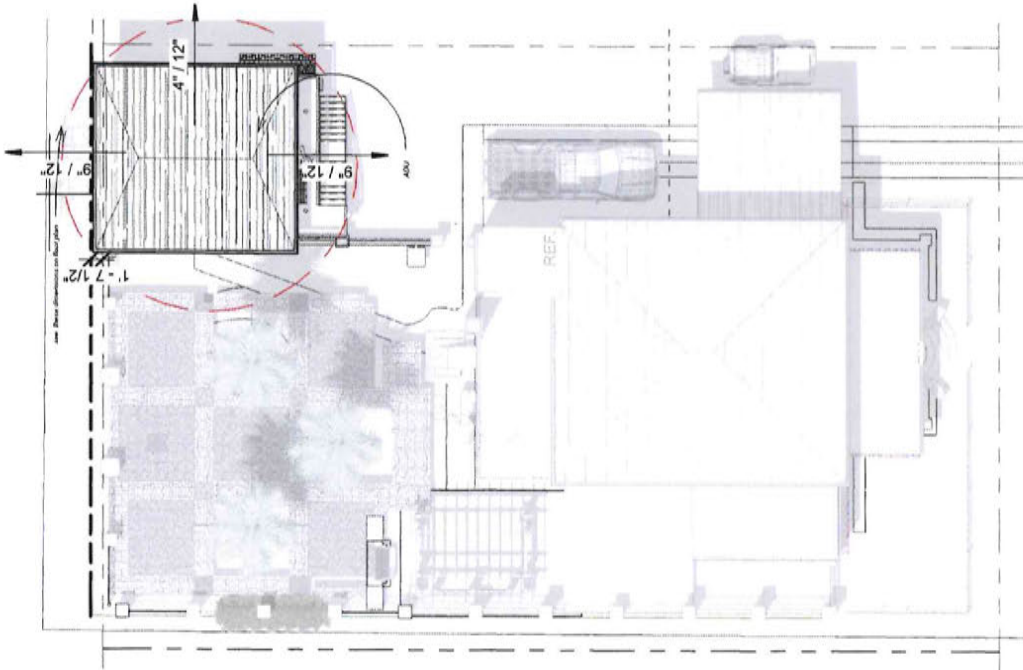


EXISTING

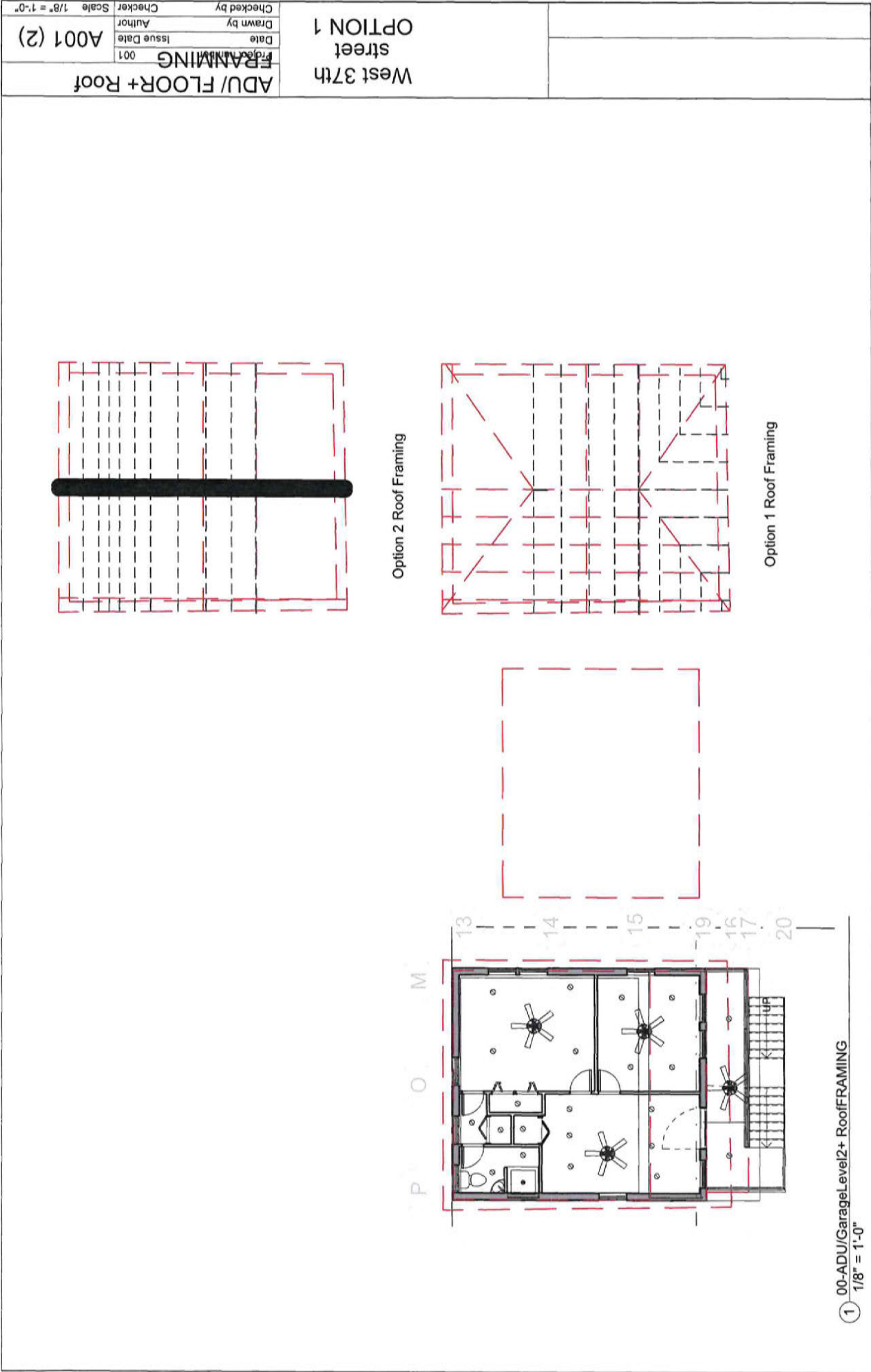
PROPOSED



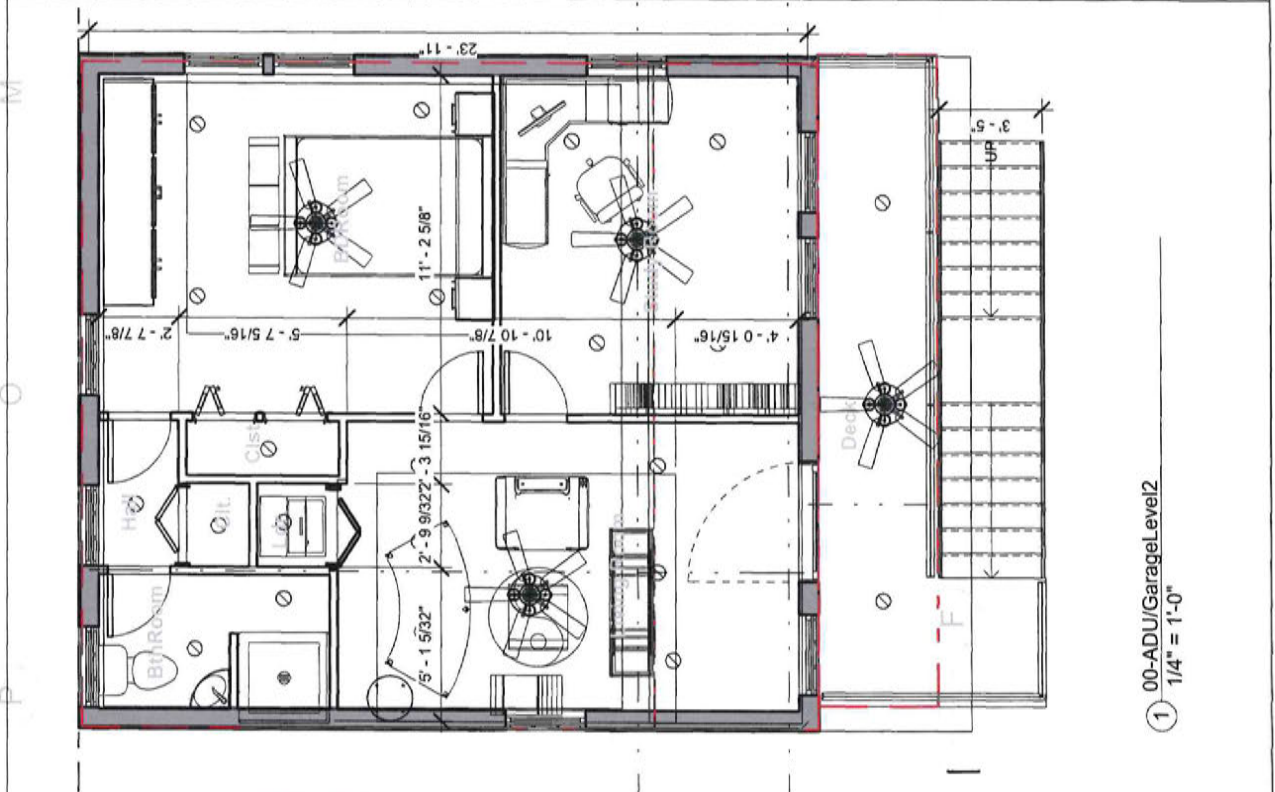
2 (3D) Copy 2



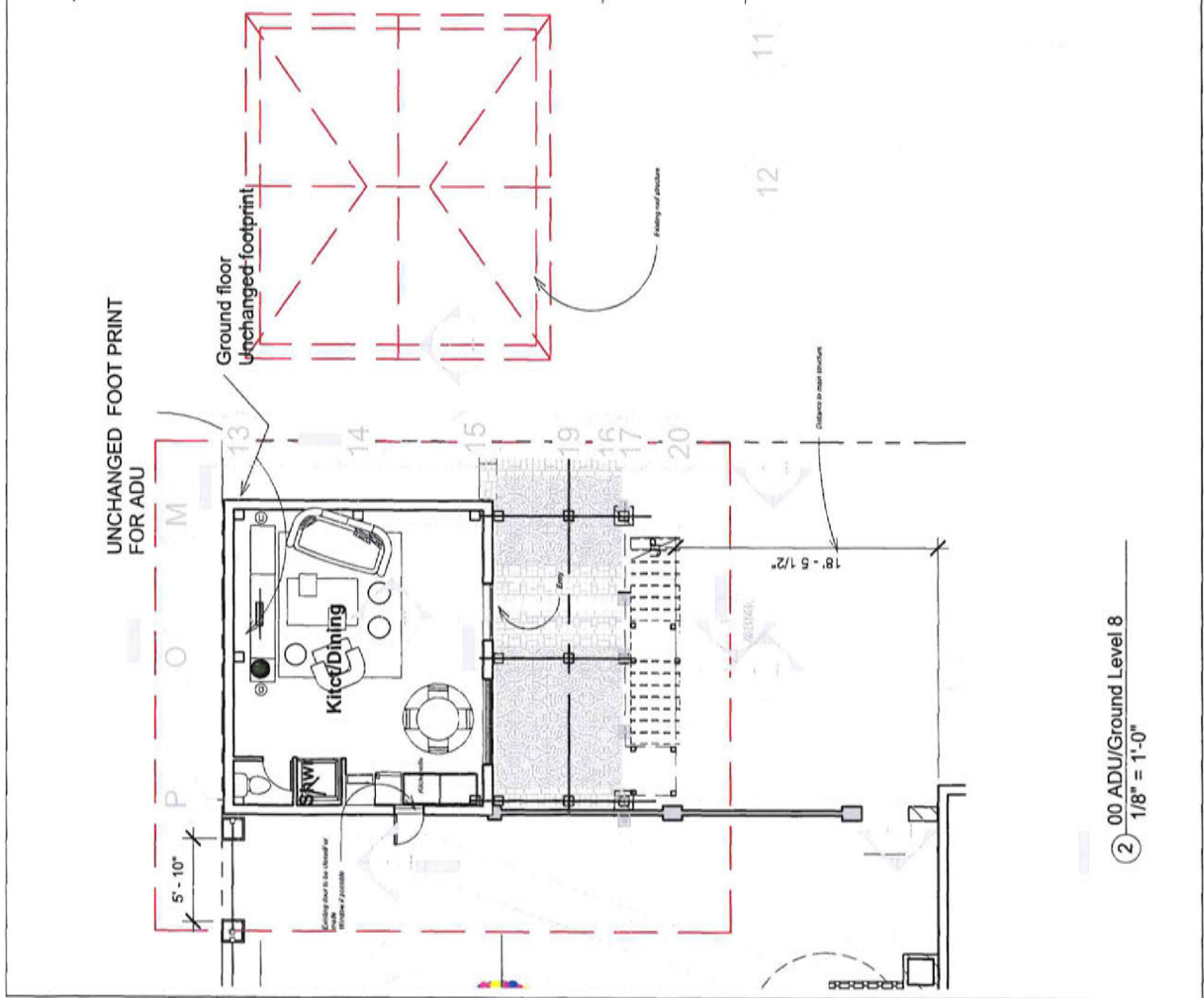
1 Site-405PAVED Copy 1
1/16" = 1'-0"



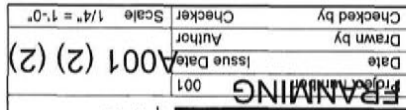
ADU/FLOOR PLANS ADU	Project number	001
West 37th Street	Issue Date	001
OPTION 1	Drawn by	Dr. WACTA
	Checked by	Scale As indicated
	Date	
	Checker	



00-ADU/Garage Level 2
1/4" = 1'-0"



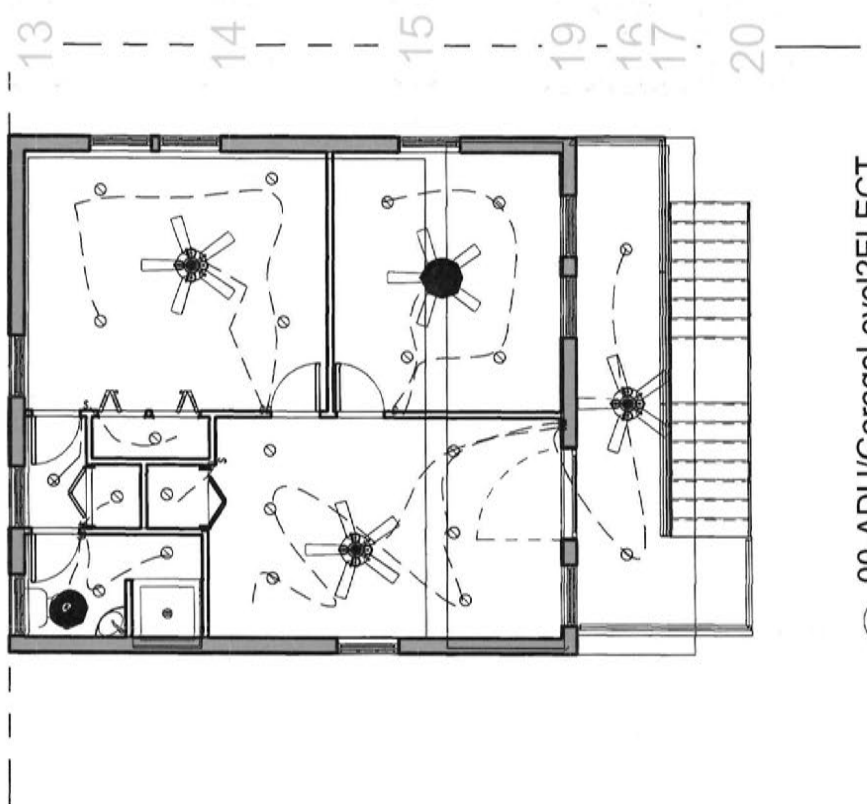
00 ADU/Ground Level 8
1/8" = 1'-0"



1 00-Garage 2nd F Framing-Detail 1
1/4" = 1'-0"

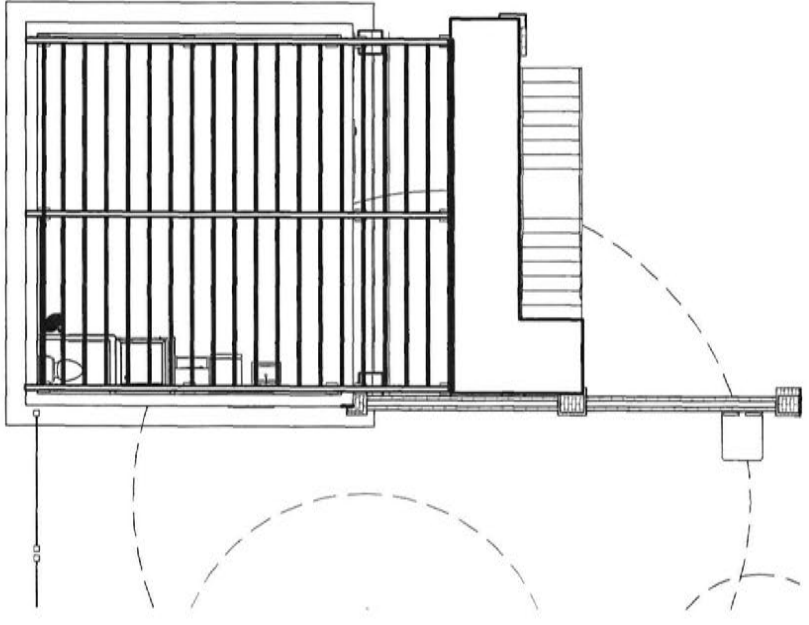
West 37th street OPTION 1		ADU/#3D	
		Project number	001
		Date	Issue Date
		Drawn by Dr WACTA	
		Checked by	
Scale 1/8" = 1'-0"		A001 (3)	

P
O
M

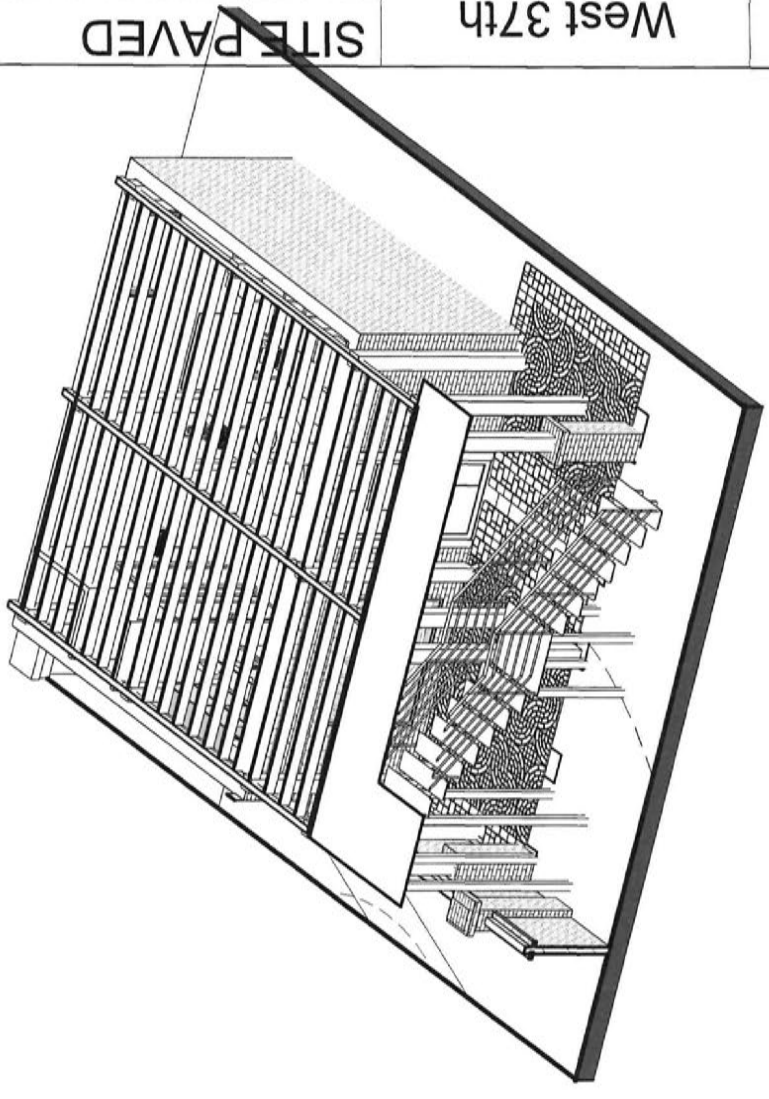


2 00-ADU/GarageLevel2ELECT
1/8" = 1'-0"

1 3D ADU FRAMING



2 3D ADU

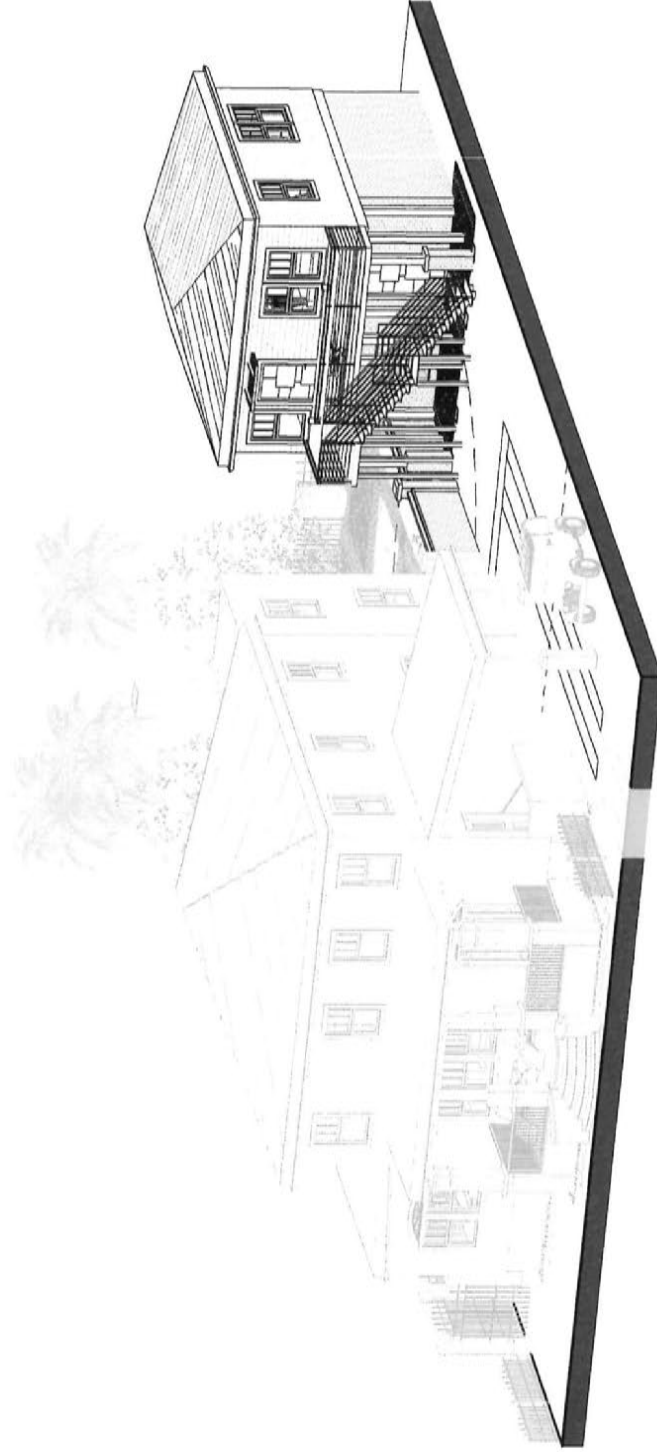


SITE PAVED

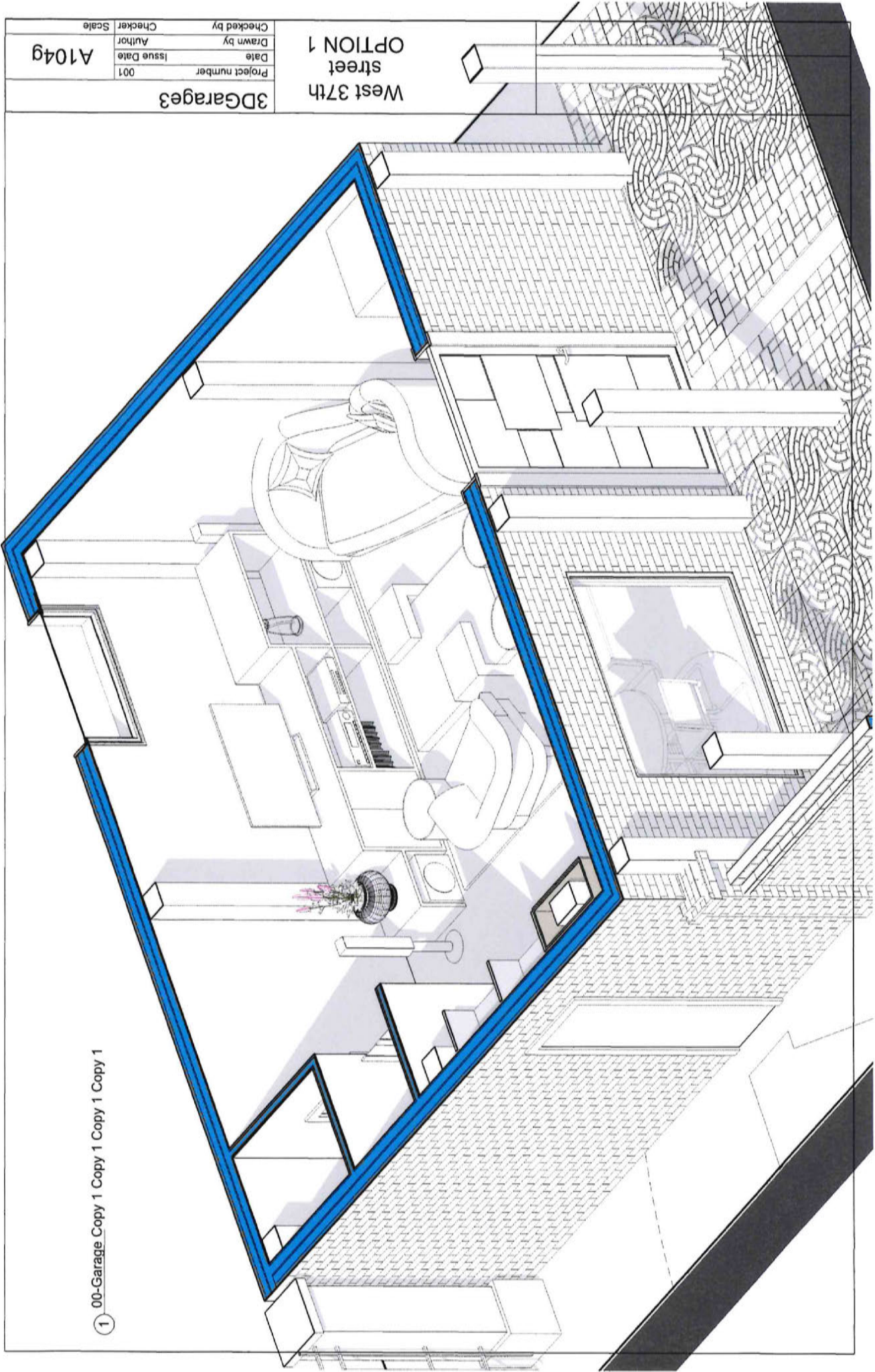
West 37th
street
OPTION 1

Project number	001
Date	Issue Date
Drawn by	Dr WACTA
Checked by	Checker
Scale	A001 (3) (1)

West 37th street OPTION 1		Checked by		Scale	
ADU/#3D		Drawn by		Checker	
Project number		Date		Issue Date	
001		Dr WACTA		A001 (3) (2)	

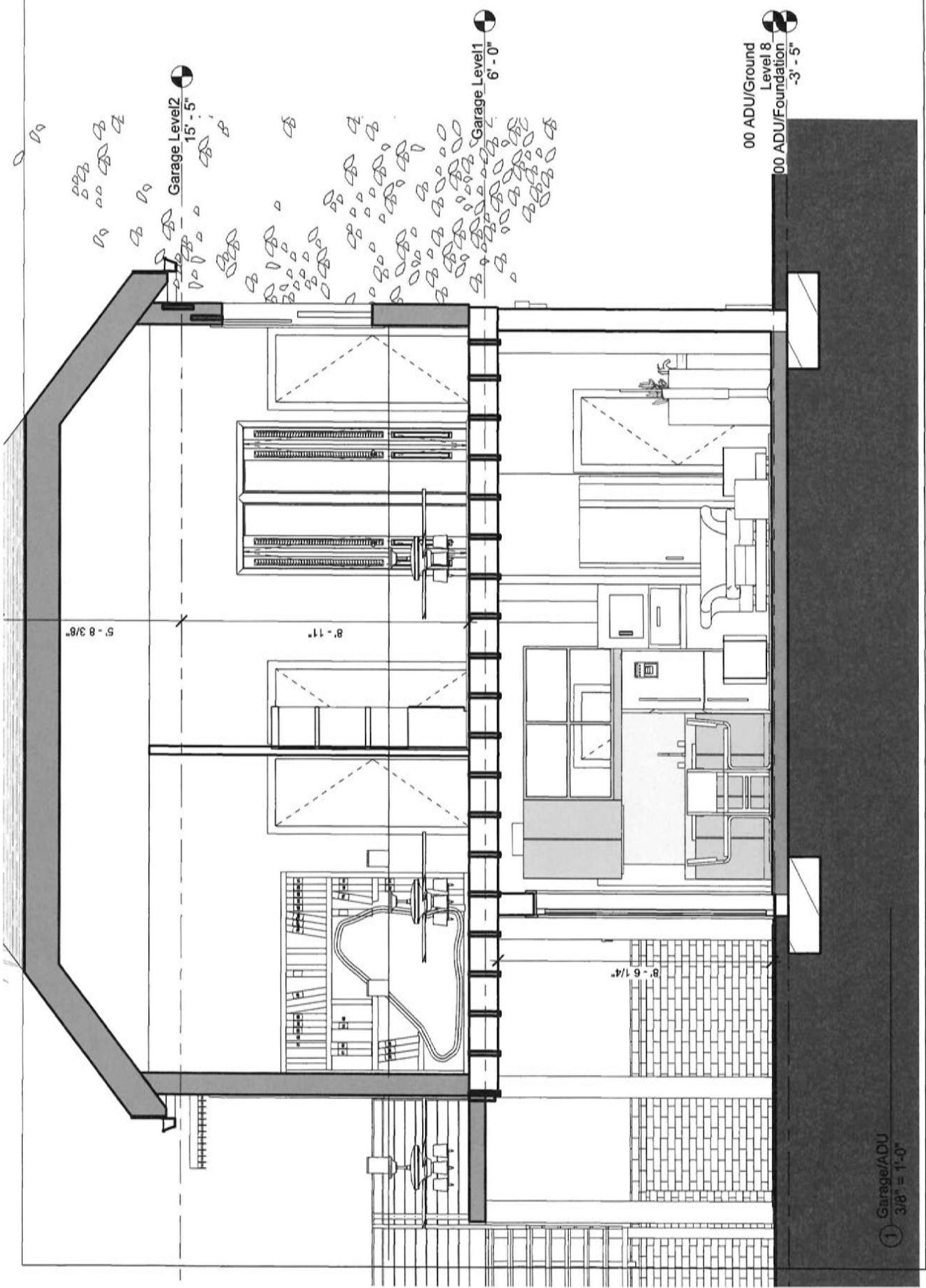


1 {3D}



3DGarage3		Project number	001
West 37th		Issue Date	
street		Author	
OPTION 1		Checker	
		Scale	

3DGarage7		West 37th Street	OPTION 1
Project number	001	Date	
Issue Date		Author	
Checker		Scale	3/8" = 1'-0"
A104K			

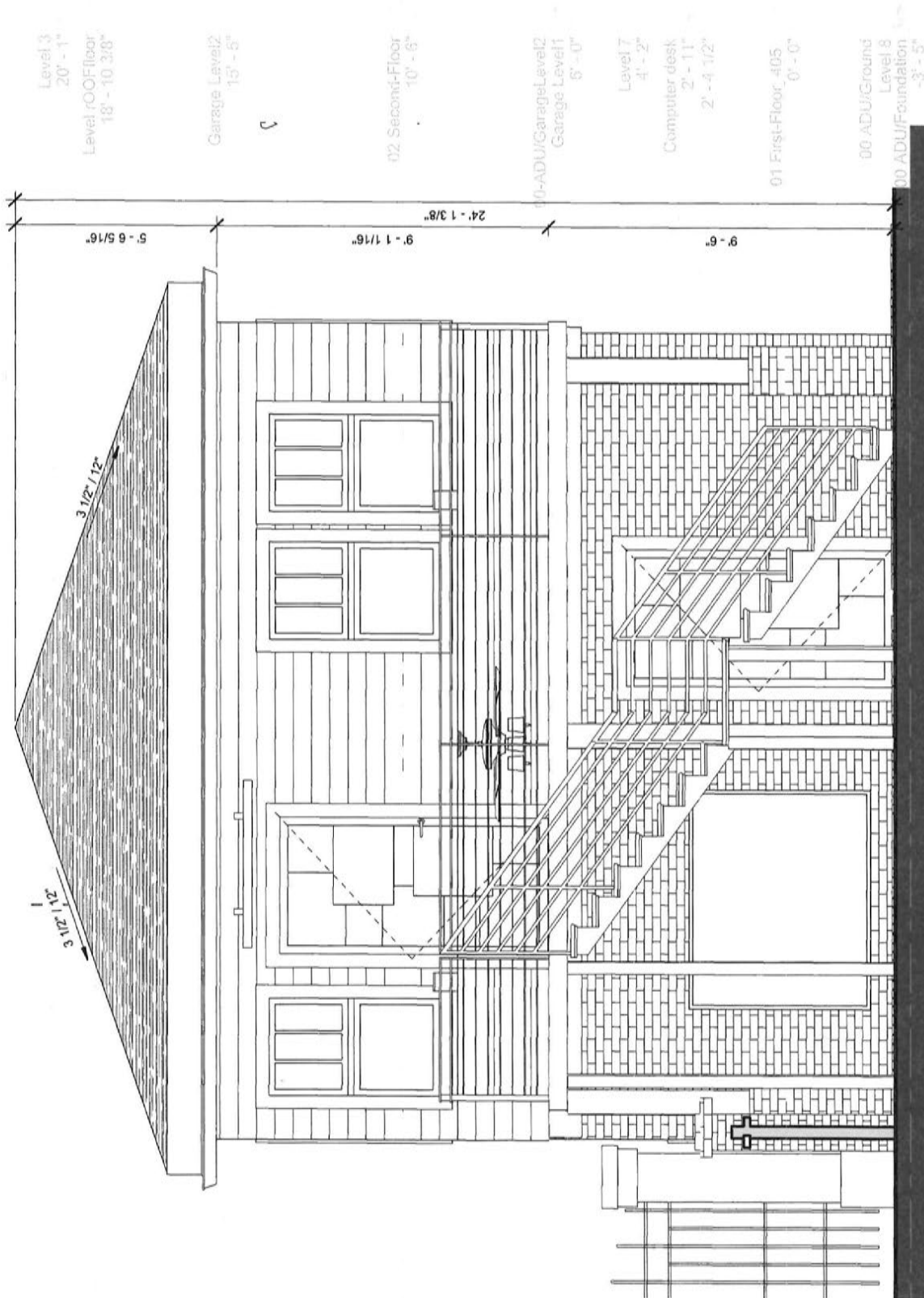


West 37th
Street
OPTION 1

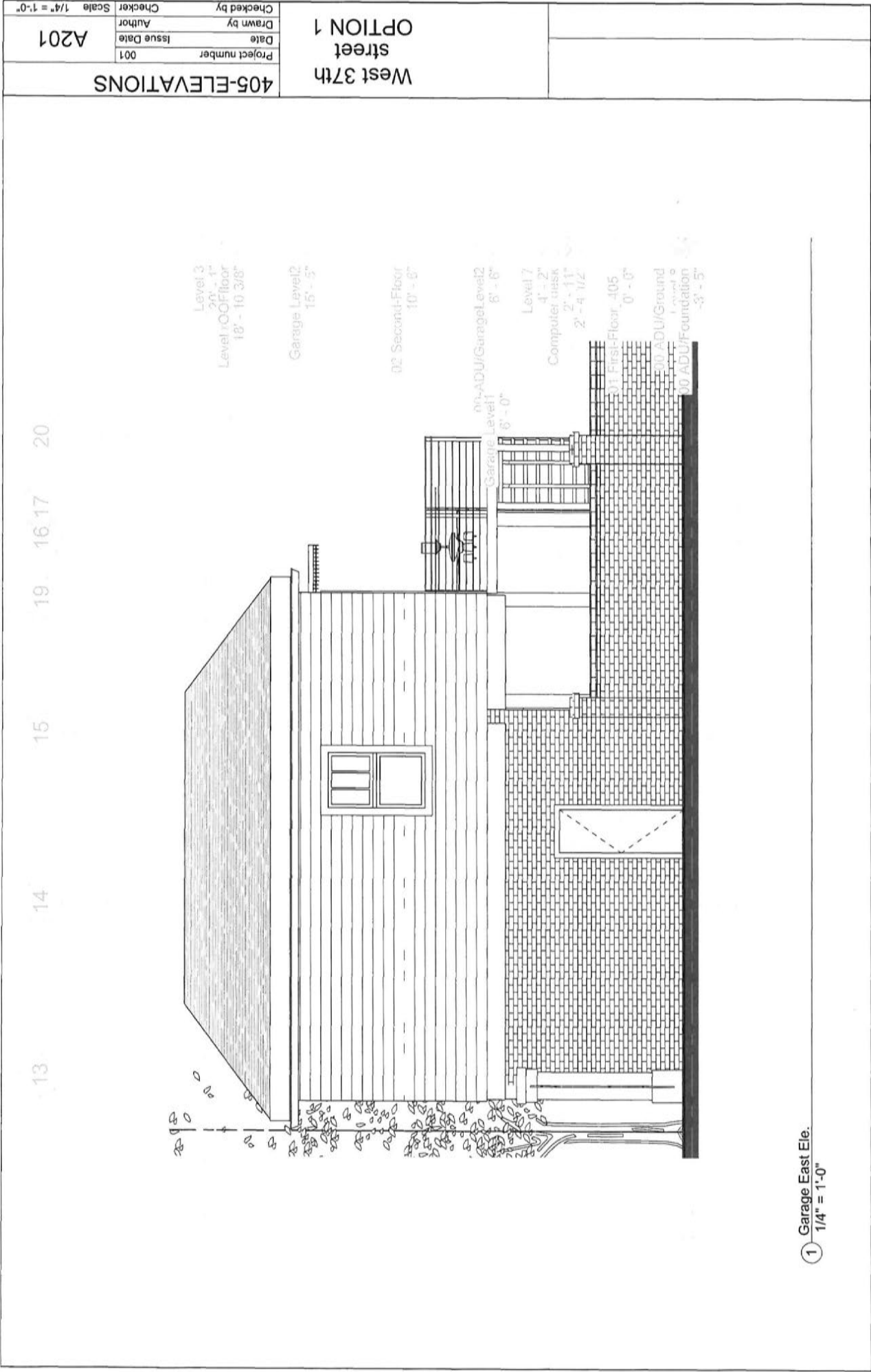
ADU-NORTH

A106

Project number	001
Date	
Issue Date	
Drawn by	Dr WACTA
Checked by	Checker
Scale	3/8" = 1'-0"



① GARAGE North EL
3/8" = 1'-0"





② 405-NORTH
1/8" = 1'-0"

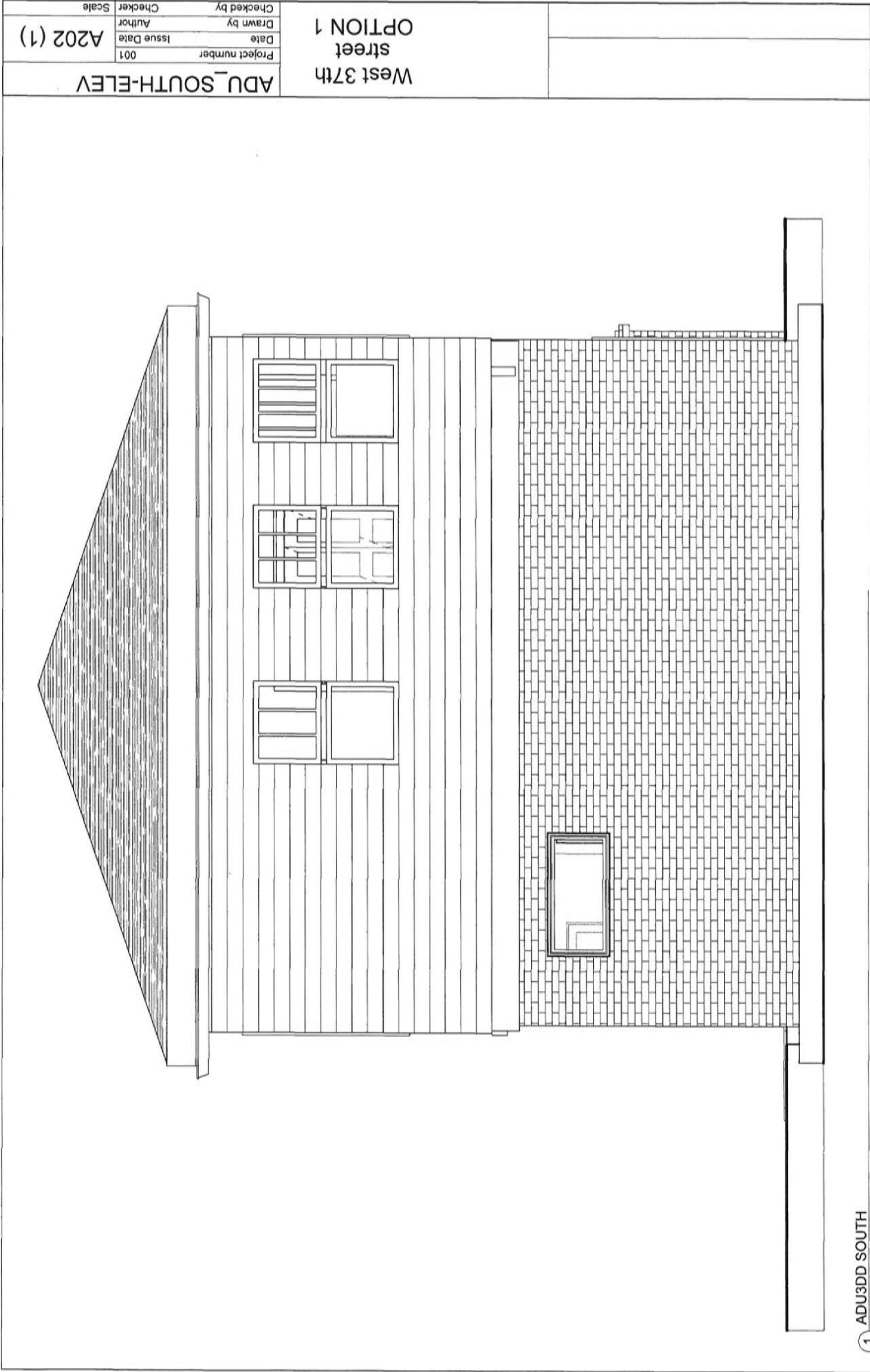


① 405-SOUTH
1/8" = 1'-0"

West 37th
street
OPTION 1

405-ELEVATIONS

Project number	001	A202
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



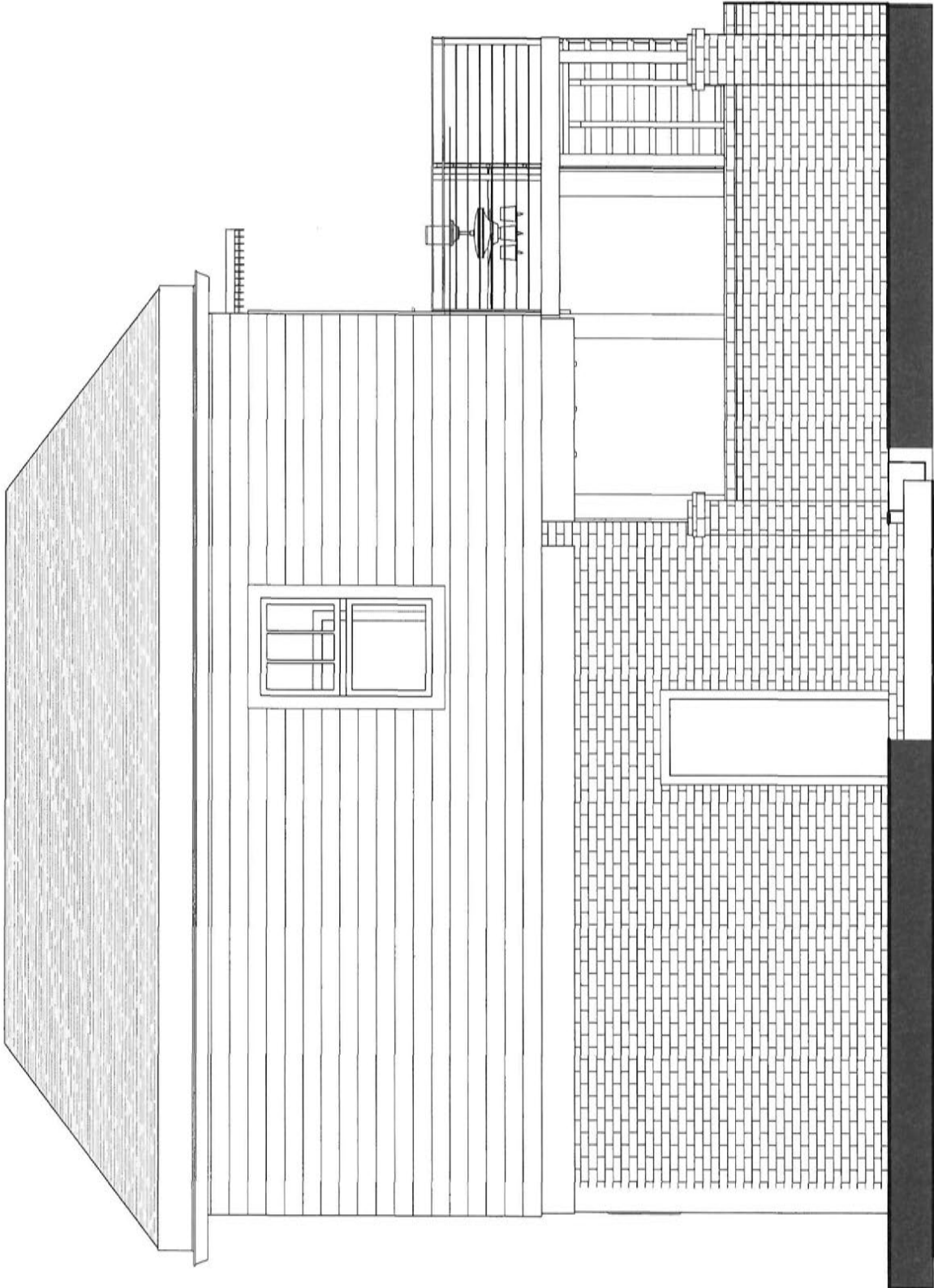
1 ADU3DD SOUTH

West 37th
street
OPTION 1

Project number	001
Issue Date	A202 (1)
Author	Scale
Checked by	Checker

ADU EAST-ELEV	Project number	001
	Date	Issue Date
	Drawn by	Author
	Checked by	Checker
		Scale

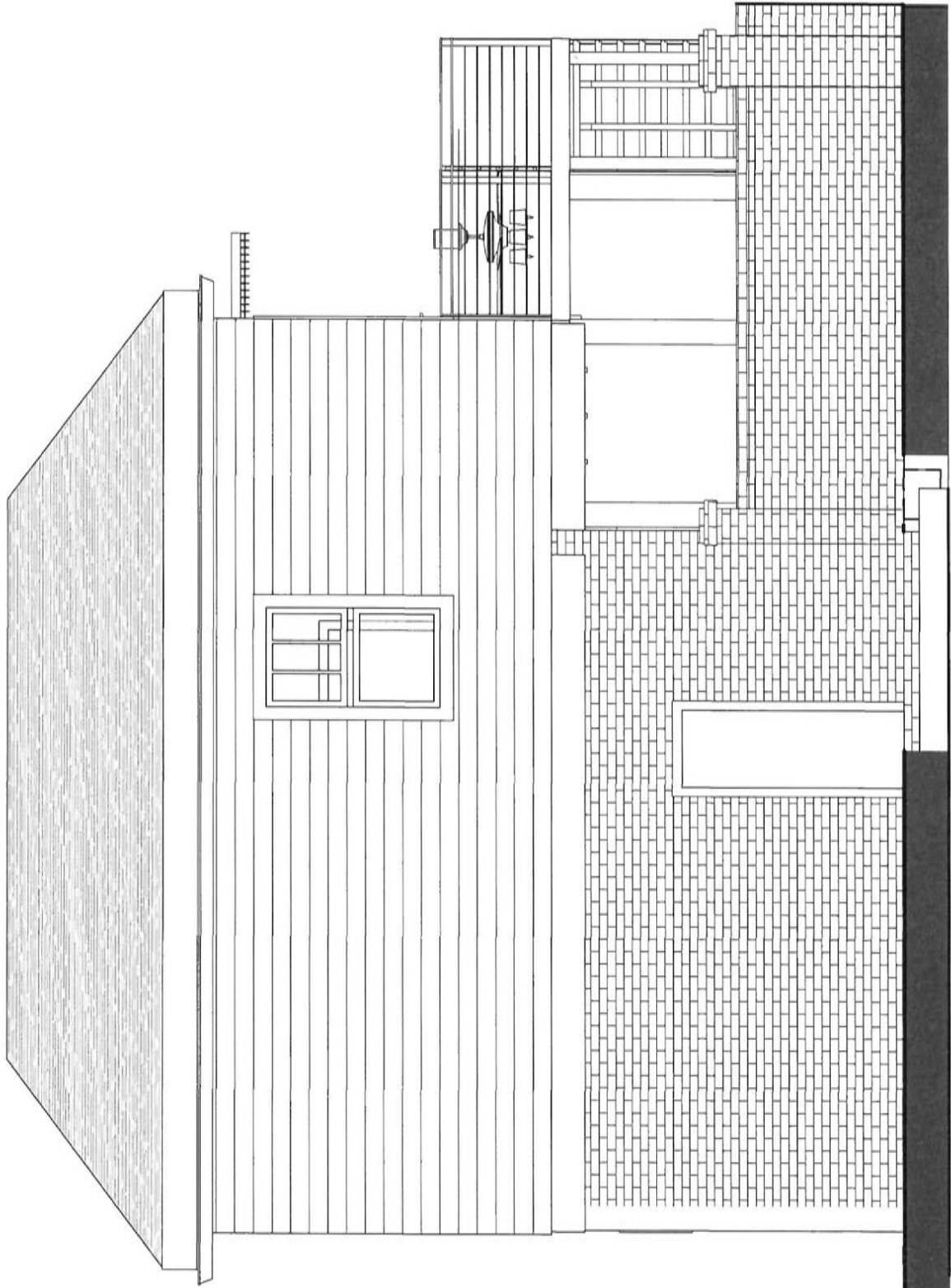
West 37th
street
OPTION 1



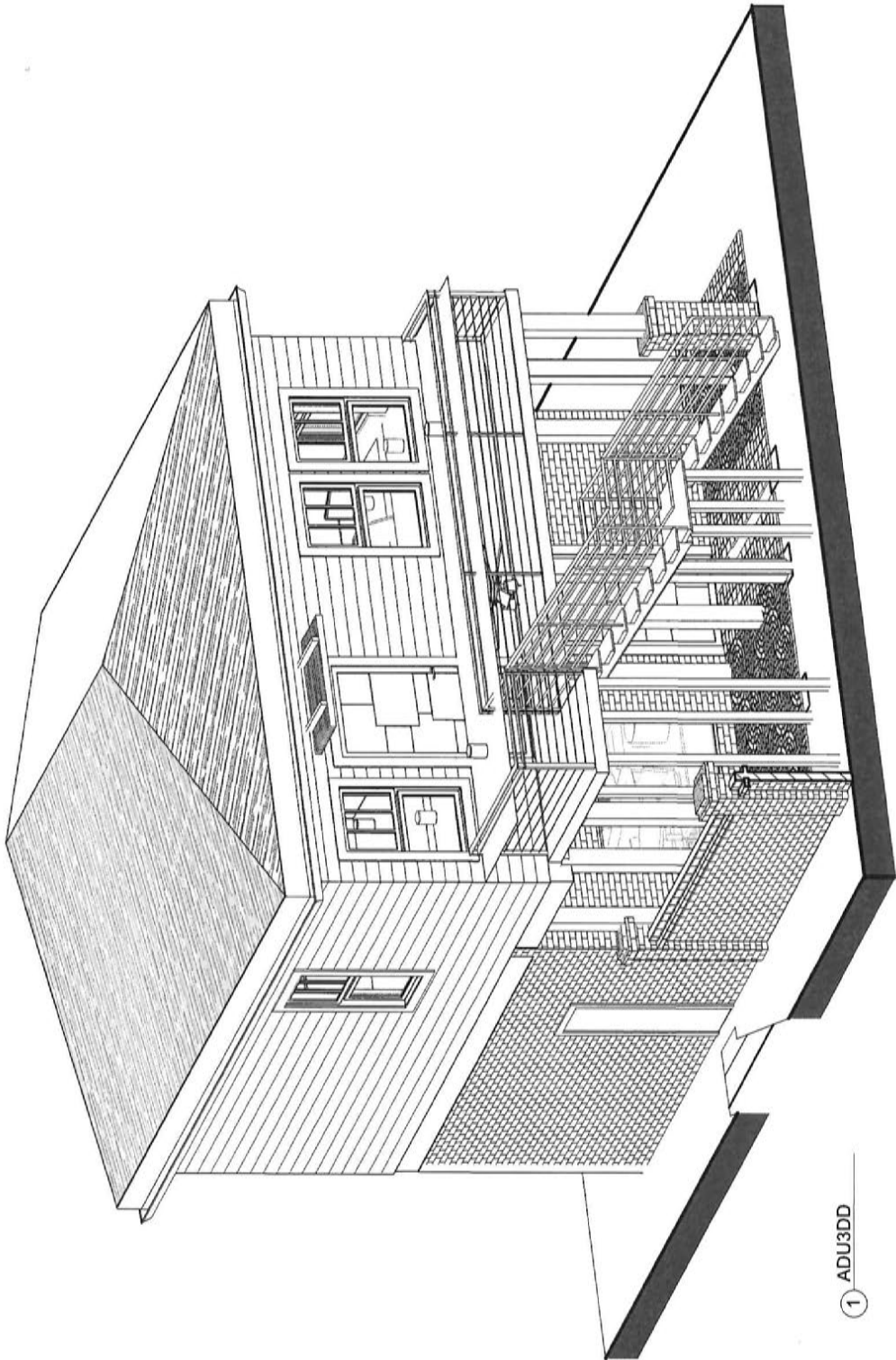
① ADU3DD EAST

ADU WEST-ELEV	
Project number	001
Date	
Issue Date	A202 (1) (2)
Author	
Checked by	
Checker	
Scale	

West 37th
street
OPTION 1

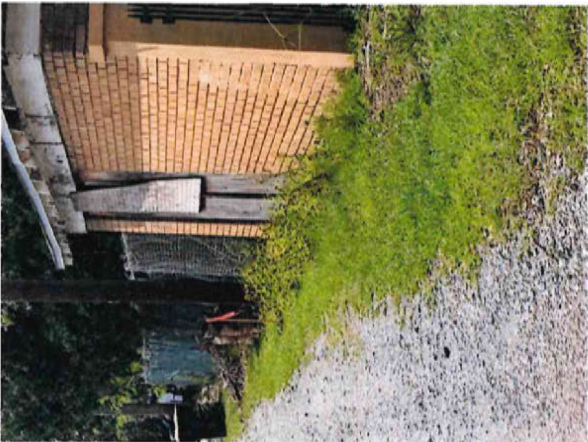
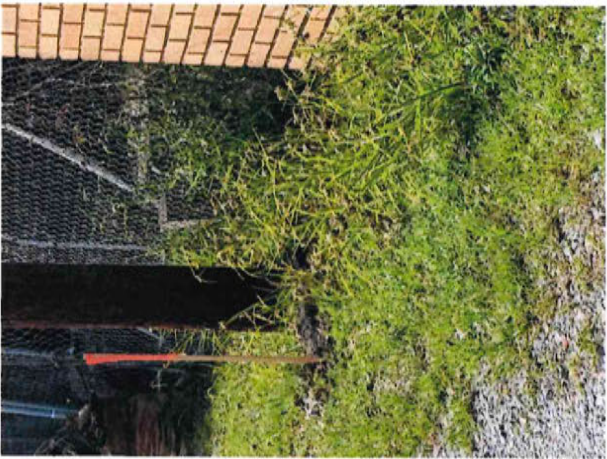


West 37th Street		ADU_3D	
OPTION 1		Project number 001	
Checked by	Author	Issue Date	Date
Checked by	Author	Issue Date	Date
Scale	Checker	A302 (1) (2)	



① ADU3DD

West 37th Street		OPTION 1	
ADU SURVEY STICKS		A304	
Project number	001	Date	
Issue Date		Drawn by	
Checker		Checked by	
Scale			





West 37th
street
OPTION 1

405-3D's

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A801

Scale