



SAVANNAH ZONING BOARD OF APPEALS

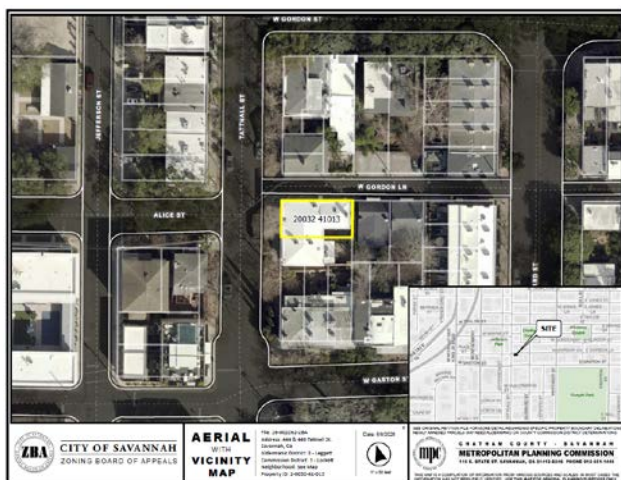
STAFF REPORT

PETITIONER: Kenneth Jenkinson (Property Owner Dennard Holdings, LLC.)
MPC FILE NO: 26-002262-ZBA
ADDRESS: 444 and 446 Tattnall Street
DATE: June 25, 2026
MPC Staff: DeAndrae Spradley

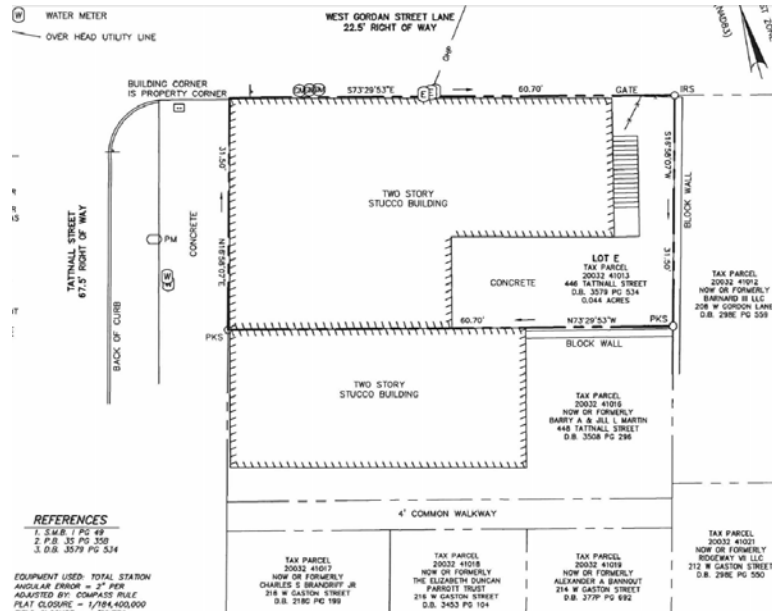
Nature of Request

The Petitioner is requesting for approval of a variance at 444 and 446 Tattnall Street, Savannah, Georgia 31401 (parcel identification number 20032 41013) from the City of Savannah's Zoning Regulations. The property is zoned Downtown Residential (D-R) and is also within the Savannah Downtown Historic District. The Petitioner is requesting the following:

1. A variance for a lot coverage of 79.8 percent (the maximum lot requirement is 75 percent). The variance is needed for the Petitioner to have the opportunity to reconstruct the rear addition that was damaged in a fire. The variance would allow the applicant to reconstruct it with 79.8 percent lot coverage versus the allowable coverage that's limited to 75 percent.



Aerial & Site Map for 444 and 446 Tattnall Street



Survey for 444 and 446 Tattnall Street

FACTS & FINDINGS:

1. The Petitioner is requesting for approval of a variance to lot coverage at 444 and 446 Tattnall Street, Savannah, Georgia 31401 (parcel identification number 20032 41013) from the following City of Savannah's Zoning Regulations:

- Section 5.14.5**

Development Standards for Permitted Uses

Development in any D- district shall meet the development standards as set forth below.

5.14.5 Development Standards for Permitted Uses						
Standards	D-R	D-N	D-C	D-CBD	D-W	D-X
Lot Dimensions						
Lot area per unit (<u>min</u>/<u>max</u> sq ft)						
Residential						
Single-family detached	1,200 (min)	1,200 (min)	1,200 (min)	No min/max	--	No min/max
Single-family attached	1,200 (min)	1,200 (min)	1,200 (min)	No min/max	--	No min/max
Two-family	No min/max	No min/max	No min/max	No min/max	--	No min/max
Apartments	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
Upper Story Residential	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max

5.14.5 Development Standards for Permitted Uses						
Standards	D-R	D-N	D-C	D-CBD	D-W	D-X
All other housing types	No min/max	No min/max	No min/max	No min/max	--	No min/max
Nonresidential	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
Lot width (min ft) [1]	20	20	20	20	20	20
Building Coverage (max)	75%	75%	100%	100%	100%	100%
Building Setback (max ft)						
Front yard	--	--	--	--	--	--
Side (street) yard	--	--	--	--	--	--
Side (interior) yard	--	--	--	--	--	--
Rear yard	--	--	--	--	--	--
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Block Length (max ft)		500	500	500	500	500
Building Height	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	8 stories [2] Where no Height Map
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
[1] If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards. [2] For properties immediately adjacent to properties covered by a Height Map, the height limit shall be no more than two (2) stories above the adjacent height map limit.						

2. The Petitioner is requesting the variance from Section 5.14.5 for a lot coverage of 79.8 percent (the maximum lot requirement by code is 75 percent). The Petitioner is seeking the variance to rebuild a portion of 446 Tattnall Street that was destroyed by a fire on the property. Prior to the fire, the residential structure was in compliance with the adopted Zoning Ordinance.
3. The property is within the Downtown Residential (D-R) Zoning District. The property is within the Savannah Downtown Historic District. The building onsite is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. On May 13, 2026, the Savannah Historic District Board of Review decided to continue a request on the property for a Certificate of Appropriateness to its July 8, 2026 Board meeting.

4. The Zoning Board of Appeals may grant variances to certain development standards. 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 property is zoned Downtown Residential (D-R) and this District is established to accommodate residential and limited non-residential uses in a downtown setting. This District recognizes the predominance of residential uses within certain areas of downtown and acknowledges the historic inclusion of nonresidential uses. A portion of the house on the Petitioner's property caught on fire and the original house was approved with a maximum lot coverage of 79.8 percent.

The City amended its Zoning Regulations to require a maximum lot coverage of 75 percent and this caused the existing single-family residential building on the property to become a legal non-conforming building. Preventing the Petitioner from rebuilding the portion of the house that caught on fire will create nuisance and a dangerous environment and therefore be detrimental to the public health, safety, and welfare of the residents immediately surrounding the property. The Petitioner's requested variance is consistent with the intent of the City's Zoning Ordinance.

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 was a fire at the house at the property that severely damaged a portion of the house. The Petitioner is simply trying to rebuild the portion of the house that has been damaged; however, the City's adopted Zoning Regulations regarding the maximum lot coverage is preventing the Petitioner from rebuilding the damaged portion of the house. This scenario creates a peculiar circumstance that is not applicable to the surrounding lands within the Downtown Residential (D-R) Zoning District.

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

MPC Comment: The Petitioner had no natural control over the house on the property catching fire and the Petitioner's actions associated with this variance was not a direct result from the Petitioner's action.

- 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 financial costs associated with the Petitioner rebuilding the portion of the house that caught on fire is not purely financial in nature. The approval of the Petitioner's variance request allows the Petitioner to fully utilize the house on the property as intended with the property owner's bundle of rights.

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 City's Zoning Regulations would not deprive the Petitioner of rights commonly enjoyed by other properties in the same zoning district. This literal interpretation of the City's Zoning Regulations would force the Petitioner to rebuild the portion of the home that was damaged by the fire to comply with the City's adopted Zoning Regulations and this creates an undue hardship on the Petitioner.

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 required so that the Petitioner is provided the opportunity to reconstruct the portion of the house that was damaged by a fire.

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 Petitioner's variance requests would not confer special privilege upon the Petitioner.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **APPROVAL** of the Petitioner's variance requests from Section 5.14.5 of the City's Zoning Regulations at 444 and 446 Tattnall Street, Savannah, Georgia 31401 (parcel identification number 20032 41013). The variance is needed for the Petitioner to have the opportunity to reconstruct the rear addition that was damaged in a fire. The variance would allow the applicant to reconstruct it with 79.8 percent lot coverage versus the allowable coverage that's limited to 75 percent.