



SAVANNAH ZONING BOARD OF APPEALS

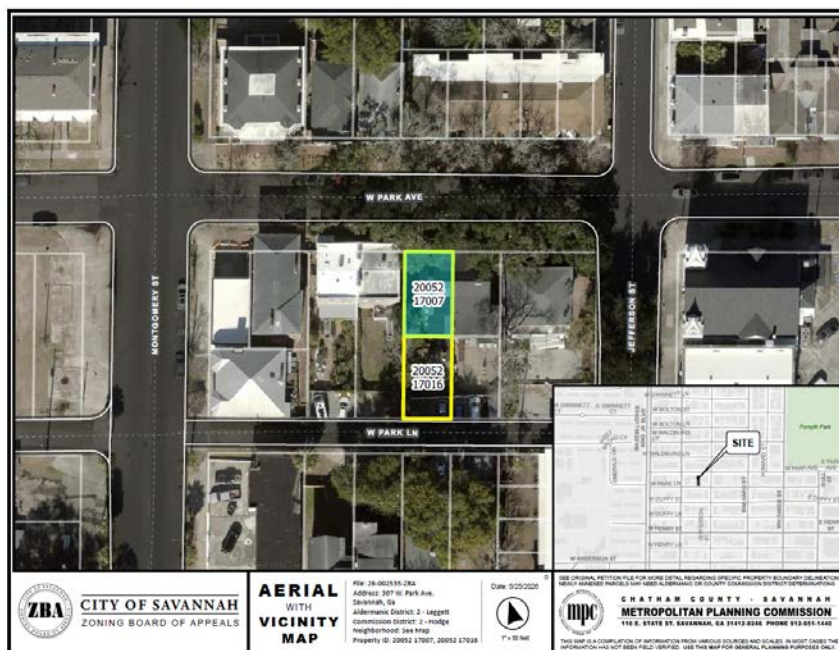
STAFF REPORT

PETITIONER: Victor Pluznyk, Jr. (Property Owner JTH Holdings, LLC John Hafmann)
MPC FILE NO: 26-002535-ZBA
ADDRESS: 307 W. Park Avenue
DATE: June 25, 2026
MPC Staff: DeAndrae Spradley

Nature of Request

The Petitioner is requesting for approval of a variance at 307 W. Park Avenue, Savannah, Georgia 31401 (parcel identification numbers 20052 17007 and 20052 17016) from the City of Savannah's Zoning Regulations. The property is zoned Traditional Neighborhood (TN-1) and is also within the Savannah Victorian Historic District. The Petitioner is requesting the following:

1. A variance of 120 square feet over the maximum allowable building size allowed for the construction of an Accessory Dwelling Unit (ADU) that's 612 square feet in size.



Aerial Map for 307 W Park Avenue



Front View of 307 W. Park Avenue

FACTS & FINDINGS:

1. The Petitioner is requesting for approval of a variance from the following City of Savannah's Zoning Regulations:

- **8.7.3 Accessory Structures**

Accessory structures, not to include accessory dwelling units, are allowed in all zoning districts and shall be subject to the following requirements, except as expressly provided elsewhere in this Section:

- a. **Building Permit**

Accessory structures having a gross floor area of more than 120 square feet shall require a building permit.

- e. **Building Coverage and Size**

- i. **Building Coverage.** Within all zoning districts, accessory structures shall be included in the calculations for maximum building coverage.
- ii. **Size. Residential Districts.** Within residential zoning districts, the footprint of an accessory structure shall not exceed 40% of the footprint of the principal building. When accessory structures are attached, the footprint measurement shall include all attached accessory structures.

- iii. Size. Nonresidential. Subject to maximum building coverage standards.
- 2. Per Section 8.7.3.e. of the City's Zoning Regulations, the footprint of an accessory structure shall not exceed forty percent (40%) of the footprint of the principal building. The primary single-family residential dwelling unit on the property is 1,229 square feet. Therefore, the maximum permitted size for an Accessory Dwelling Unit (ADU) is 492 square feet. The Petitioner is requesting the variance from Section 8.7.3 to accommodate the construction of a 612 square feet Accessory Dwelling Unit (ADU) on the property.
- 3. The property is within the Traditional Neighborhood (TN-1) Zoning District. The property is within the Savannah Victorian Historic District.
- 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.

a. **MPC Comment:** The property is zoned Traditional Neighborhood (TN-1). The TN-1 District is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the District provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. The TN-1 District is intended for use only within the Victorian Historic Overlay District. Accessory Dwelling Units are permitted by right within the TN-1 Zoning District. The approval of the Petitioner's request does not appear to be detrimental to the public health, safety, or welfare of the community. 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 are no special conditions or peculiar circumstances that are peculiar to the Petitioner's property that are not applicable to the surrounding lands within the Traditional Neighborhood (TN-1) Zoning District.

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

MPC Comment: The Petitioner has the option to build a smaller Accessory Dwelling Unit (ADU) to comply with the City's Zoning Regulations. The Petitioner's actions associated with this variance are self-imposed and are 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 additional financial costs associated with the Petitioner deciding to exceed the maximum square footage size requirements for Accessory Dwelling Units (ADU) are self-imposed by the Petitioner. The Petitioner will still be able to utilize the land with the construction of an ADU that meets the City's Zoning Regulations.

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 comply with the City's adopted Zoning Regulations. The Petitioner's actions are self-imposed and Staff finds that there's no 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 not required for the Petitioner to build an Accessory Dwelling Unit (ADU) that meets the City's Zoning Regulations and for the Petitioner to make reasonable use of the property.

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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: Since the Petitioner's request for a variance is self-imposed, the approval of the Petitioner's variance request would confer special privilege upon the Petitioner.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **DENIAL** of the Petitioner's variance request from Section 8.7.3 of the City's Zoning Regulations at 307 W. Park Avenue, Savannah, Georgia 31401 (parcel identification numbers 20052 17007 and 20052 17016). The Petitioner is requesting the following:

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