



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

26-000775-ZBA



FEB 17 2026



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): 1407 EAST 41st 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.): 20077 09001

Total acreage or SF of the subject property: 0.34 ACRES (15,002 SF)

Zoning District(s): RSF-6

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

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. **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.** We are seeking relief for the expansion of a non-conforming use. Our property is zoned RSF-6 which only allows Single Family Residences.

The property is currently being used as a transitional shelter and has been since 2006. The building currently serves up to 6 families on their path to self-sufficiency. We are proposing interior renovations to support another 2 families in overcoming the challenges of homelessness, while adding no additional square footage.

☐ **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 # 26-01358-BC and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): Union Mission
Registered Agent: Michael Traynor
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 120 Fahm 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): Cole Jarman
Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: 1020 Drayton Street, Suite 200
City, State, Zip: Savannah, GA 31401
Telephone: [REDACTED] Fax: _____
E-mail address: [REDACTED]

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) 20077 09001, I (we) authorize Cole Jarman (Agent Name) of Felder & Associates (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): Union Mission

Registered Agent: Facilities Director, Roger Myerly
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature] 2/13/26
Signature(s) Date

Witness Signature Certificate

State of Georgia
County of Chatham

Signed or attested before me on 2/13/26 by Roger Myerly
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.

X Personally Known or Produced Identification Type of ID Driver License

[Signature]
Signature of Notary Public

Leigh W. Gaffney
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 09-28-2027



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: Cole Jarman
Print


Signature

02/13/2026
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)

RETAIN THIS PAGE

Instructions

1. Applicants shall contact the Secretary to the Zoning Board of Appeals (ZBA) at the MPC, 110 E State St, prior to submitting an application. Call the MPC at 912.651.1440.
2. The application form must be complete according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. Failure to submit a completed application will delay placement on an agenda. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
3. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
4. A plot plan must be provided when a dimensional variance or use permit is requested. Plot plan criteria are listed below.
5. Supporting documents, such as the written decision that is being appealed (and specifics on why the decision is in error), or the associated COA Staff Report/Decision, Subdivision Staff Report/Decision, Site Permit Staff Report, and City Manager Decision must be provided. If Property Owner/Petitioner is not an individual, provide the Georgia Annual Registration.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meetings dates are part of this application.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for the next posted ZBA hearing date.
2. The MPC will notify the Petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
3. The Petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning & Urban Design Office located at 20 Interchange Drive, Administration Building. The Petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE ZBA MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days prior to the meeting, the petition shall be rescheduled. Note, sign(s) may have to be posted for 30 DAYS based on [Sec. 3.2.5.c.1](#).
4. The Petitioner is responsible for removing the sign(s) within 10 days of the ZBA decision.
5. The ZBA agenda, which includes the staff report, will be posted on www.thempc.org no later than 48 hours before the scheduled meeting.
6. The ZBA hearing will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
7. Digital presentations must be provided to the Secretary to the ZBA at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioner shall provide a sufficient number of copies for the Board and Board secretary.
8. Requests to withdraw, defer or continue a petition is outlined in [Sec. 3.1.7.b](#).
9. A written notice of the ZBA decision will be sent to the Petitioner by the MPC following the meeting.
10. Building permits and approvals will be released upon receipt by the City of the ZBA decision.
11. A variance requiring a building permit shall expire after twelve (12) months from the date of approval if no building permit is issued. If a building permit is issued and expires under the terms of this Ordinance, the variance requiring the building permit shall also become null and void at the same time the building permit expires.
12. An appeal of the final written decision of the ZBA may be taken by filing a petition for certiorari with the Chatham County Superior Court within 30 days of the final action.

Plot Plan Criteria (If you are applying for a dimensional variance or special use approval, a plot plan of the subject property must be submitted with this application. The plot plan must include the below information.)

- North arrow and scale
- Street name(s)
- Dimensions of lot(s)
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Location and dimensions of and proposed construction
- Types of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

The Petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least 15 DAYS PRIOR TO THE ZONING BOARD OF APPEALS MEETING.

RETAIN THIS PAGE

**2026 Application Submittal
Deadlines And Meeting Dates
for Zoning Board of Appeals**

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submit Electronically to: planning@savananhga.gov	Zoning Board of Appeals Meeting Dates <i>(All meetings are scheduled for every three weeks on Thursdays unless otherwise noted.)</i> Meeting Time: 10:00 a.m. Meeting Location: MPC, 112 E State St, Arthur A. Mendonsa Hearing Room.
DEC 12	JAN 22
JAN 16	FEB 26
FEB 17	MAR 26
MAR 13	APR 23
APR 20	MAY 28
MAY 15	JUN 25
JUN 15	JUL 23
JUL 17	AUG 27
AUG 14	SEP 24
SEP 14	OCT 22
OCT 9	NOV 19 **3 rd Thursday**
NOV 9	DEC 17 **3 RD Thursday**
DEC 18	JAN 28, 2027

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.



1010 CRAYTON ST.
SUITE 200
SAVANNAH, GA 31401
912 777 1979

the subject. The research of Joseph G. Thompson, Jr., and others, in the 1930s, showed that the amount of radiation absorbed by a person depends on the type of radiation, the dose, and the duration of exposure. The research of the International Commission on Radiological Protection (ICRP) in the 1950s and 1960s, and the research of the National Academy of Sciences (NAS) in the 1970s, showed that the amount of radiation absorbed by a person depends on the type of radiation, the dose, and the duration of exposure. The research of the ICRP and the NAS showed that the amount of radiation absorbed by a person depends on the type of radiation, the dose, and the duration of exposure.

MODIFICATIONS FOR
UNION MISSION
MAGDALENE HOUSE
1407 EAST 41ST STREET
SAVANNAH, GA 31404

ARCHITECTURAL SITE PLAN

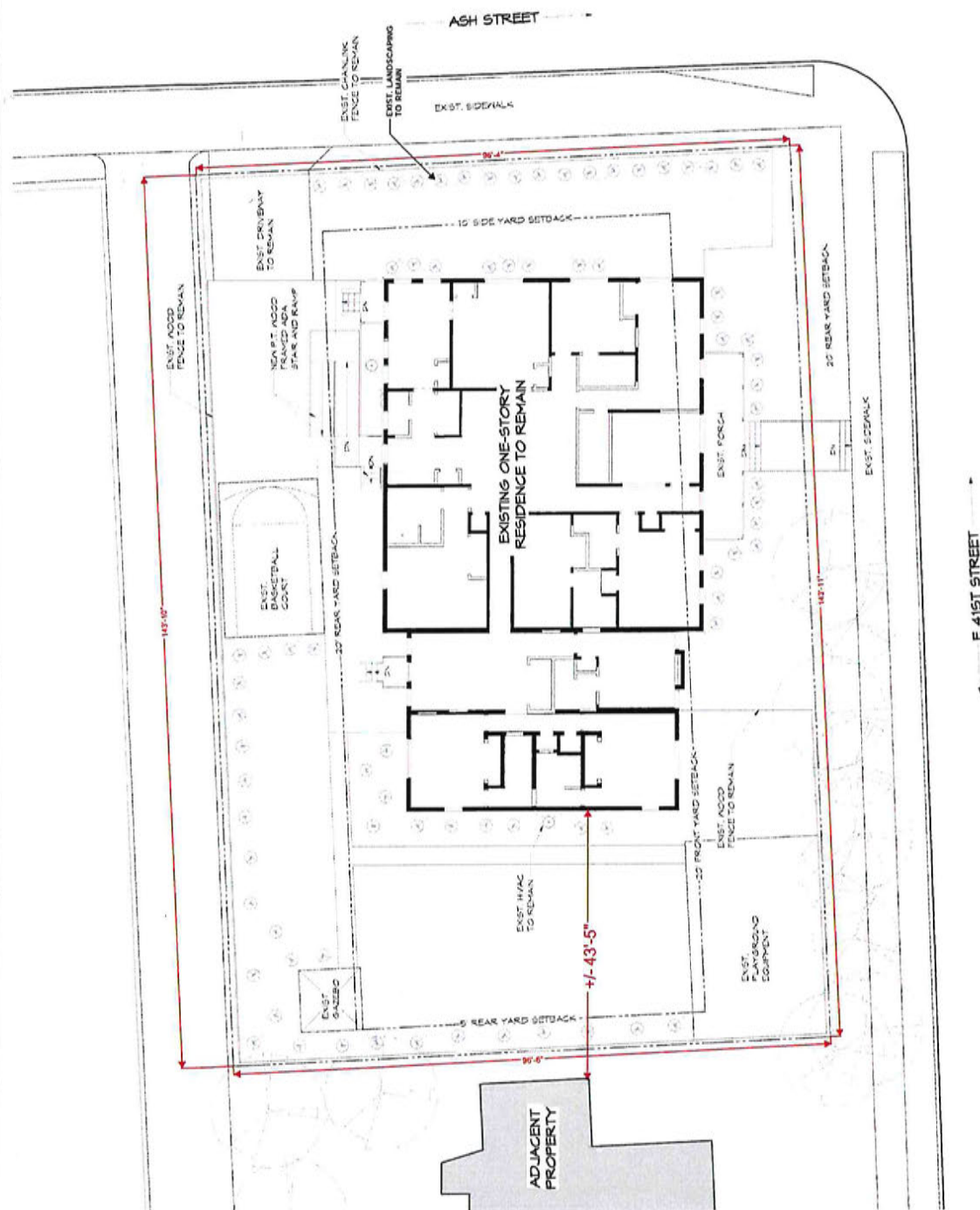


FROM THE EDITOR

ISS NO: 23027
ISSUE DATE: 04.05.24
ISSUING: CAT

AS1.1

SITE DATA	
DN	FOOTPRINT
ST	LAND USE
FOOTPRINT	ADJACENT
LOT COVERAGE	24% (24%)
LOT AREA	100,000



ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

Clock#: 830857
FILED FOR RECORD
7/21/2006 04:33pm
PAID: 14.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

After recording please return to:
Frank S. Macgill, Esq.
Hunter, Maclean, Exley & Dunn, P.C.
Post Office Box 9848
Savannah, Georgia 31412-0048

STATE OF GEORGIA)
COUNTY OF CHATHAM)

QUITCLAIM DEED

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THIS INDENTURE, made this 17th day of May, 2006, by and between
PARENT AND CHILD DEVELOPMENT SERVICES, INC., successor-in-interest to
SAVANNAH HOME FOR GIRLS, INC. ("Grantor") and UNION MISSION, INC. ("Grantee").

WITNESSETH:

Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and conveyed and does by these presents bargain, sell, remise, release, and forever quitclaim to said Grantee all the right, title, interest, claim or demand which said Grantor has or may have had in and to the property more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with any and all rights, improvements, easements, and appurtenances in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described Property unto said Grantee so that neither Grantor nor its successors and assigns, nor any other person or persons claiming under it, claim or demand any right, title or interest to the aforesaid described Property or its rights, improvements, easements, and appurtenances in anywise appertaining or belonging.

IN WITNESS WHEREOF, said Grantor, by and through its duly authorized officers, has hereunto set its hand and affixed its seal the day and year first above written.

GRANTOR

PARENT AND CHILD DEVELOPMENT SERVICES, INC.
~~SAVANNAH HOME FOR GIRLS, INC.~~
~~Parent and Child Services, INC.~~
~~Georgia corporation~~

By: [Signature]
Name: Rev. Michon Elliott
Title: President & CEO

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Signed, sealed and delivered on
this 17th day of May, 2006,
in the presence of:

[CORPORATE SEAL]

[Signature]
Witness

[Signature]
Notary Public

REBEKAH M. PATTERSON
Notary Public, Chatham County, GA

My Commission Expires: My Commission Expires May 26, 2008



EXHIBIT A

Property

All those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, County of Chatham and State of Georgia and known and designated on the map or plan of said City as LOTS TWO HUNDRED FORTY-EIGHT (248), TWO HUNDRED FORTY-NINE, TWO HUNDRED FIFTY (250), TWO HUNDRED FIFTY-ONE (251) AND TWO HUNDRED FIFTY-TWO (252), BLOCK H, PARK PLACE SUBDIVISION, ROOS WARD. Said lots lying contiguous and having a combined frontage of 150 feet on 41st Street and a depth southwardly of 100 feet and as a whole being bounded as follows: On the North by 41st Street, on the East by Lot 253 said Block, Subdivision and Ward, on the South by a lane and on the West by Ash Street, together with improvements thereon known under the present system of the City of Savannah as 1407 East 41st Street.

SUBJECT, HOWEVER, to all valid restrictions, restrictive covenants, liens, rights-of-way and easements, if any, heretofore filed of record in the Office of the Clerk of Superior Court of Chatham County, Georgia.

This being the same property as conveyed to Savannah Home for Girls, Inc. d/b/a Parent and Child Development Services, Inc. by Warranty Deed from Koncul Investment Corporation dated May 6, 1982, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Record Book 118-M Folio 454.

[Title neither examined nor certified by preparer of this instrument.]

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Zarina Davis

From: no-reply-energov@savannahga.gov
Sent: Tuesday, February 17, 2026 4:05 PM
To: Zarina Davis
Cc: Planning
Subject: Online Zoning Application Received 26-000775-ZBA

26-000775-ZBA was applied for on-line for the following location:

1407 E 41ST ST 20077 09001