

26-000747-ZBA



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



FEB 17 2025



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

Zoning Board of Appeals Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will 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 are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. **Subject Property**

Street Address(es): 2107 Downing Ave.

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.): 20080 04023

Total acreage or SF of the subject property: 0.07 Acres

Zoning District(s): RSF-6 Residential

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

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:**

Reduce a portion of minimum frontage setback requirement from 20 feet to 15 feet.

Reduce minimum rear setback requirement from 20 feet to 15 feet.

We are requesting front and rear setback requirement be reduced due to overall lot size.

- ☐ **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): DH1 Holdings LLC.

Registered Agent: David Hay

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 106 North Nicholas Circle

City, State, Zip: Savannah, Georgia 31419

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): Joseph J Stuckey, III

Firm or Agency: T. R. Long Engineering, P.C.

Address: 302 South Zetterower Ave

City, State, Zip: Statesboro, Georgia 30458

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED]

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) 20080 04023, I (we) authorize Joseph J Stuckey, III (Agent Name) of T.R. Long Engineering, P.C. (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): DH1 Holdings LLC.

Registered Agent: David Hay
(Or Officer or Authorized Signatory, If Property owner Is not an Individual)

Signature(s)  Date 02/17/2026

Witness Signature Certificate

State of Georgia

County of CHATHAM

Signed or attested before me on 2/17/26 by DAVID HAY
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


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: David Hay
Print

Signature

02/17/2026
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 are required to 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. 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 will be rescheduled.
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 the Friday 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. An overhead projector and computer are available for use. The overhead projector can display all paper items (e.g., photographs, maps, site plans). PowerPoint presentations must be provided to the Secretary to the ZBA at least two days prior to the hearing. A copy of any materials used to support your petition must be submitted for the record at the time of the hearing.
8. Requests to withdraw, defer or continue a petition is outlined in Sec. 3.1.8.
9. A written notice of the ZBA decision will be sent to the petitioner following the meeting.
10. Building permits and approvals will be released upon receipt 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.)

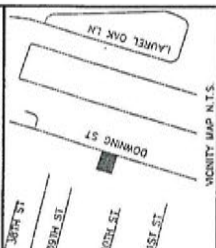
- North arrow and scale
- Street name(s)
- Dimensions of lot(s)
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Location and dimensions of and proposed construction
- Types of fence (for 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.**



GEORGIA STATE PLANK
EAST ZONE
NAD 83, US SURVEY FEET

THIS BLOCK IS RESERVED FOR THE OFFICE
OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.

REFERENCES:

PLAT BOOK 52 PG 419
DEED BOOK 1548 PAGE 279
DEED BOOK 2114 PAGE 357
PLAT BOOK 51 PG 419
PLAT BOOK 51 PG 159
HWS 4 PAGE 235

NOTES:
1. FEATURES SHOWN HEREON ARE FROM FIELD LOCATIONS. UNDERGROUND FEATURES ARE SHOWN AS DASHED LINES. LOCATIONS OF OTHER MAPS OR RECORDS ARE INDICATED BY OTHER MAPS OR RECORDS. LOCATIONS OF OTHER MAPS OR RECORDS ARE INDICATED BY OTHER MAPS OR RECORDS.
2. THE WORKING PLANES HAVE BEEN ESTABLISHED USING TRIMBLE GPS RECEIVER AND GPS NETWORK.
3. NO TITLE SEARCH OR TITLE INFORMATION WAS PROVIDED FOR THIS PARCEL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY A CLOSELY MONITORED AND ACCURATELY MEASURED IN 2015 FEET, AND AN ANGULAR ERROR OF 02" WAS OBTAINED. THE PLAT WAS ADJUSTED USING LEAST SQUARES.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY FEET.

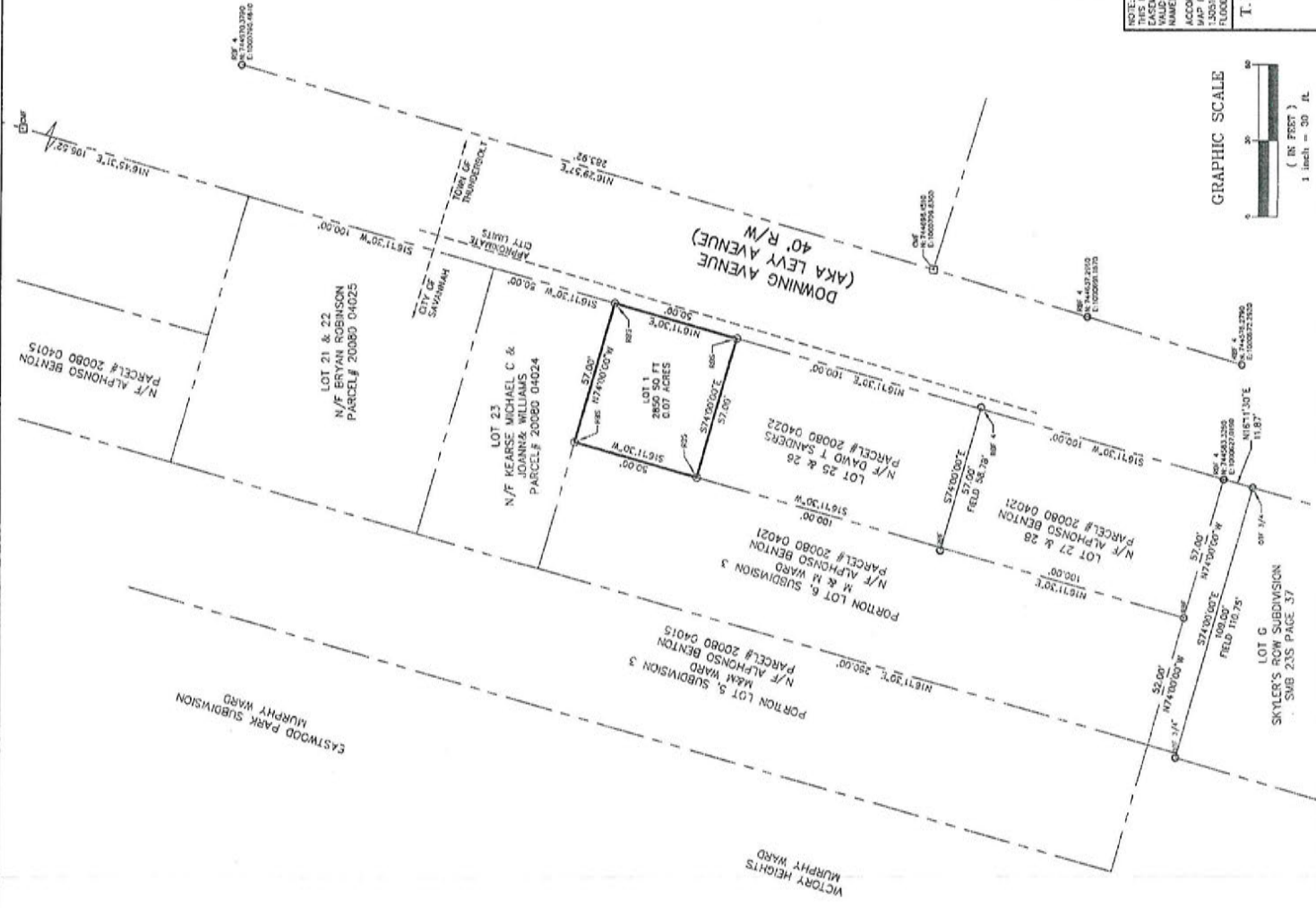
EQUIPMENT: 1" TOPCON
CLOSURE: 1" RANGE
DATA COLLECTOR



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY EXISTING PARCEL OR PARCELS OF LAND. THE PLAT IS BASED ON THE RECORD MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDECTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF RECORDING, OR CLOSURE, OR CONFORMANCE WITH LOCAL RECORDING STANDARDS. THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE AND CORRECT. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE AND CORRECT.

7-3-2015

JOSEPH J. STUCKEY, JR. OR REG. L.S. NO. 9950 DATE



LEGEND:
DTT OPEN TOP FOUND
RDS REBAR FOUND
RBF REBAR FOUND
CWF CONCRETE FOUND

NOTE:
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS BASED ON THE RECORD MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDECTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF RECORDING, OR CLOSURE, OR CONFORMANCE WITH LOCAL RECORDING STANDARDS. THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE AND CORRECT.

T. R. Long Engineering, P.C.
114 North Commerce Street
Hiram, Georgia 30143
(770) 948-5666
(912) 348-7206 FAX
LSE001309

BOUNDARY PLAT
PREPARED FOR
DAVID HAY
2100 DOWNING AVENUE
SAVANNAH, GEORGIA 31404

LOT 24 FORMERLY PORTION LOT 7 BEING A PORTION OF SUBDIVISION NO. 3 MERCHANTS & MECHANICS LAND COMPANY, MURPHY SAVANNAH, CHATHAM COUNTY, GEORGIA
TAX PARCEL: 20080 04023
PLAT DATE: 7/3/2015
FILE NUMBER: 2008-112 S PAGE 1 OF 1



SAVANNAH, GEORGIA

DRAWING BY
 CHECKED BY
 DATE
 SCALE
 JOB NO.

A-1
SHEET



Type: WD
Kind: WARRANTY DEED
Recorded: 8/2/2024 2:35:00 PM
Fee Amt: \$48.50 Page 1 of 1
Transfer Tax: \$23.50
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 6643334247,
7067927936

BK 3446 PG 340

STATE OF GEORGIA
COUNTY OF Chatham

WARRANTY DEED

THIS INDENTURE made this 1 day of AUGUST, 2024, between

Jesus Neria,
{273 Village Drive, Garden City, GA 31408}

as party or parties of the first part, hereinafter called Grantor, and

DH1 Holding, LLC,
{501 Buckhalter Road, Unit C, Savannah, GA 31405}

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA, AND BEING KNOWN AS LOT TWENTY FOUR (24) AS SHOWN ON A MAP OR PLAT OF FORTY TWO LOTS ON THE WEST SIDE OF LEVEY AVENUESOUTH OF THE BONAVENTURE SHELL ROAD. THIS PROPERTY HAS BEEN DESCRIBED ON A PALN F SAID CITY AS 24 LEVY AVENUE; 2107 LEVY AVENUE.

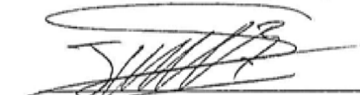
MORE COMMONLY KNOWN AS 2107 DOWNING AVENUE, SAVANNAH, GA 31404
PIN 20890 04023

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

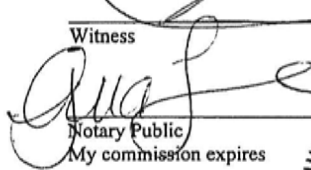
Signed, sealed and delivered in the presence of:



Jesus Neria (Seal)

Witness

(Seal)


Notary Public
My commission expires

(Seal)

[Attach Notary Seal]



(Seal)