



SAVANNAH ZONING BOARD OF APPEALS

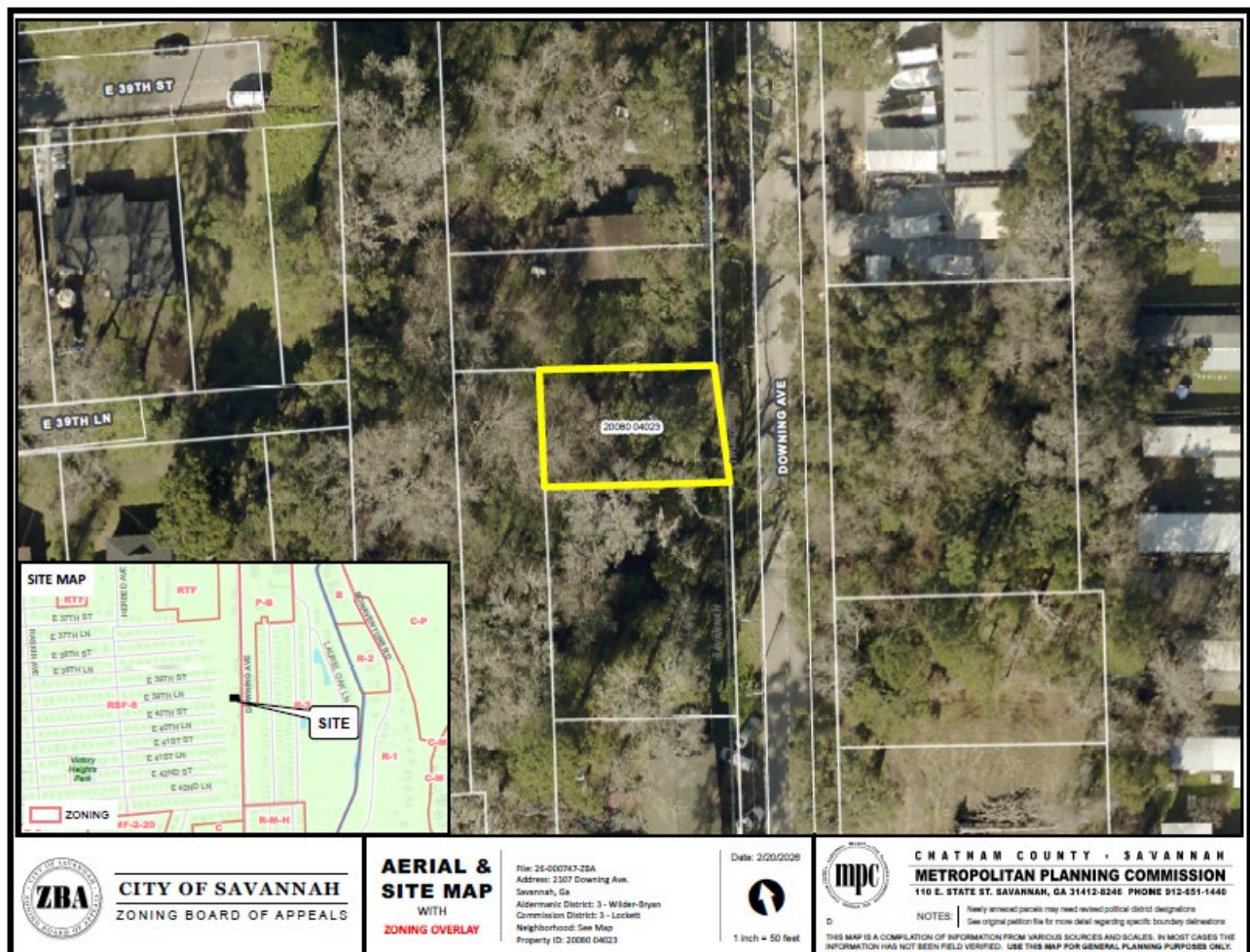
STAFF REPORT

PETITIONER: Joseph J Stuckey, III - T. R. Long Engineering, P.C.
FILE NO: 26-000747-ZBA
ADDRESS: 2107 Downing Ave.
DATE: March 26, 2026

Nature of Request

The Petitioner requests the following two variances in association with the construction of a single-family dwelling on a vacant lot in the RSF-6 zoning district:

1. To reduce the front yard setback from 20 feet to 15 feet;
2. To reduce the rear yard setback 20 feet to 15 feet.

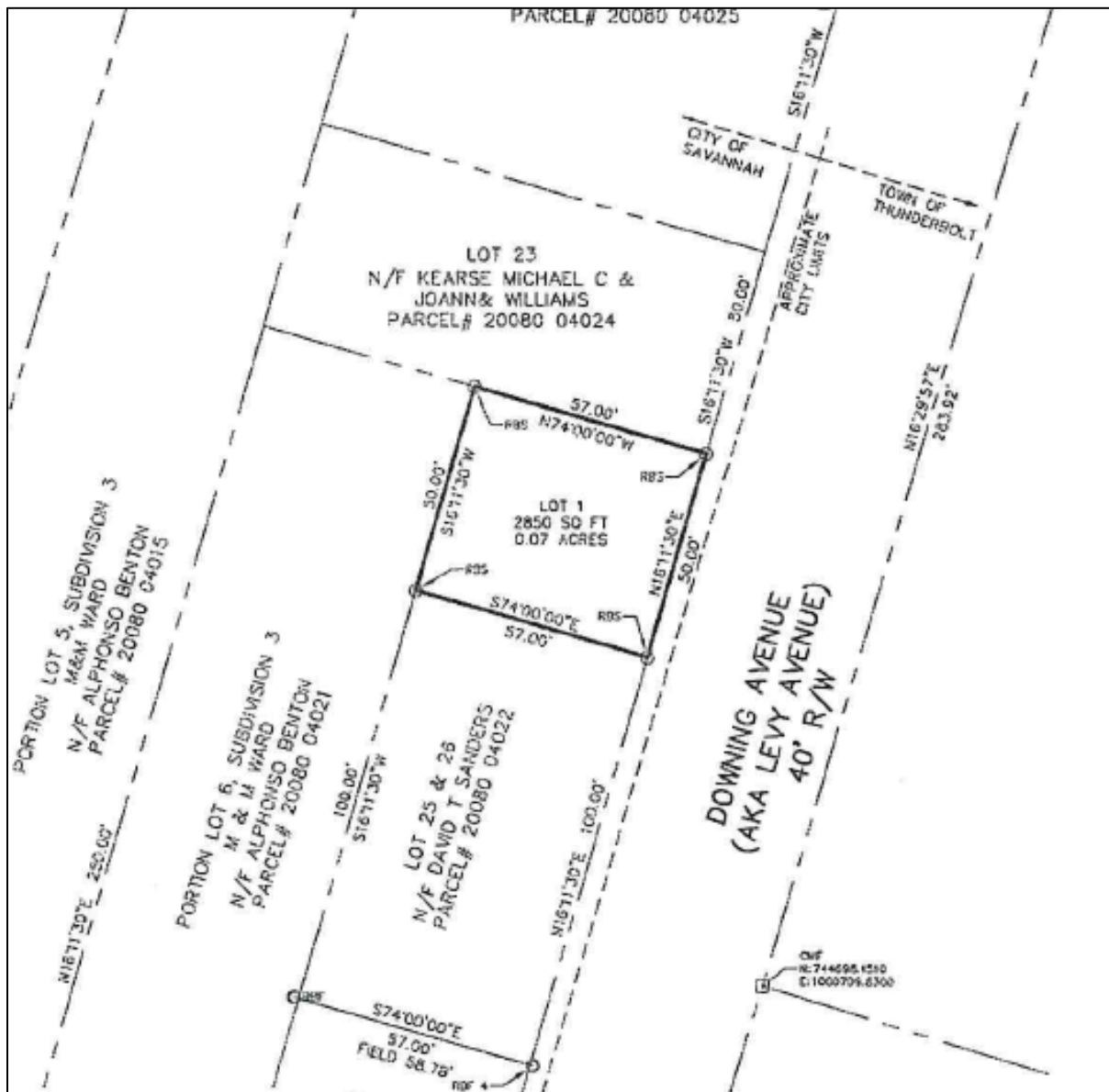


Aerial & Site Map for 2107 Downing Ave

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26-000747-ZBA
2107 Downing Ave.
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Facts & Findings

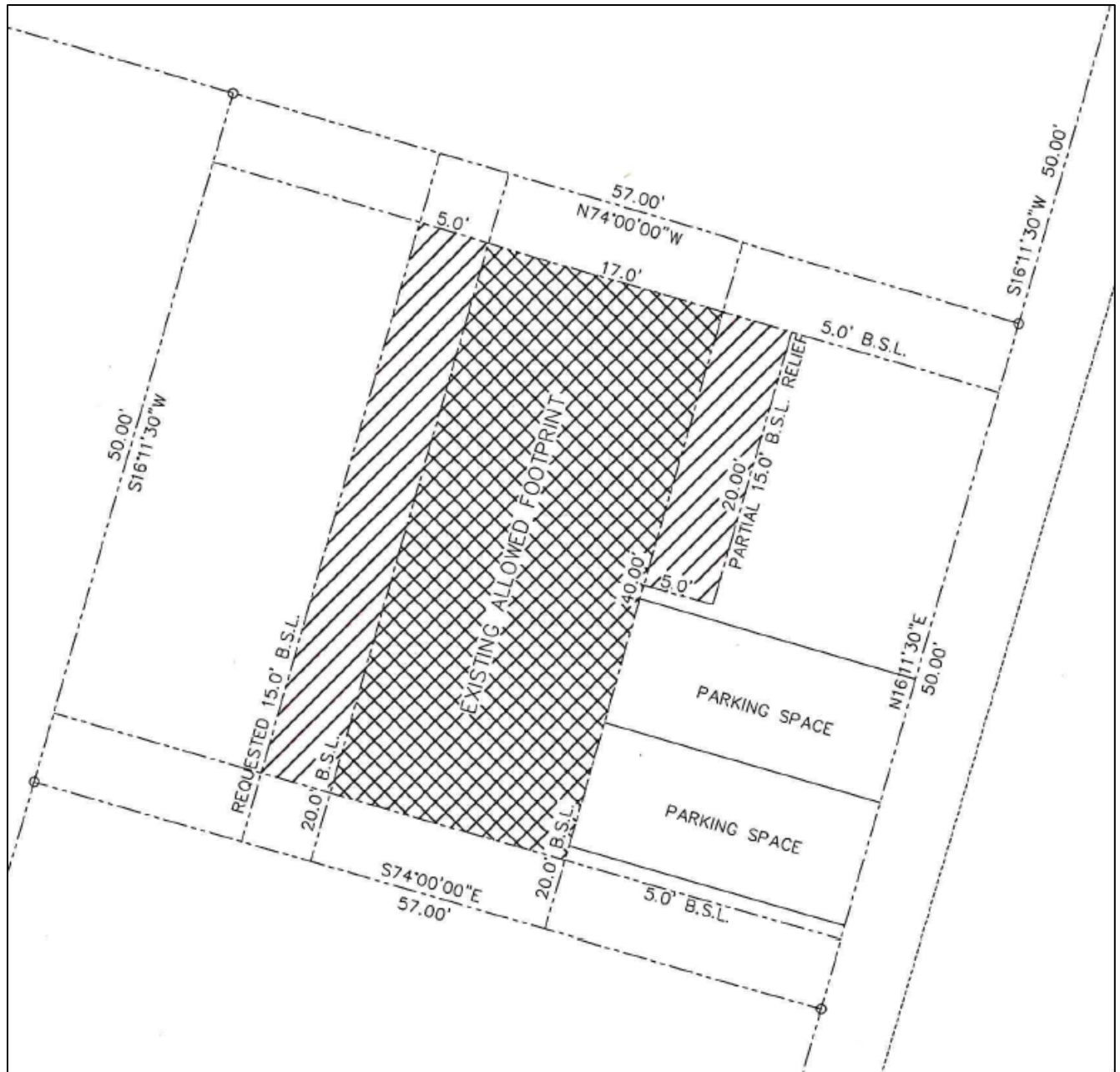
1. The property is located at 2107 Downing Ave, with a PIN of 20080 04023, in the Victory Heights neighborhood.
2. According to the Chatham County Tax Assessor and information submitted from the Petitioner, the subject property measures approximately 2,850 square feet (50 feet of frontage along Downing St and approximately 57 feet of depth). The property is zoned RSF-6 (Residential Single-family-6). It is a nonconforming parcel in this zoning district due to lot width and area.



Lot dimensions of 2107 Downing Ave

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3. The lot is currently vacant. The Petitioner is proposing to build a primary dwelling with a building footprint of approximately 980 square feet. The lot is significantly smaller than expected by the zoning district.



Proposed building footprint of 2107 Downing Ave

4. Section 5.7.5 of the Zoning Ordinance requires a front setback of 20 feet and a rear setback of 20 feet for single-family dwellings without lane access. The Petitioner is requesting to reduce the front yard setback to 15 feet and rear yard setback to 15 feet.

5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Building Setbacks (min ft)							
Street Access							
Front yard	40	30	30	25	20	20	15
Side (interior) yard	20	10	10	7	5	5	5
Side (street) yard	15	15	15	15	10	10	10
Rear yard	40	30	30	25	20	20	20
From access easement	5	5	5	5	5	5	5

5. The proposed plan shows a driveway with a depth of 20 feet, where 25 feet is required by Traffic Engineering standards.
6. 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 requested variance is not consistent with the intent of the Zoning Ordinance. However, the parcel is significantly smaller than expected by the zoning district.

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: The lot is nonconforming regarding both lot area and lot width.

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

MPC Comment: The request is the result of the Petitioner's chosen design and the lot configuration.

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 requested variances are likely financially motivated.

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 regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

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 variances are not required to make use of the subject property. A conforming single-family dwelling can be built within the required setbacks, height limit, and parking requirement can be met.

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 variances would confer special privilege upon the Petitioner.

Staff Recommendation

MPC staff recommends **denial** of the requested variance to reduce the required front yard setback from 20 feet to 15 feet and the rear yard setback 20 feet to 15 feet, associated with the construction of a primary dwelling on a vacant, nonconforming lot in the RSF-6 zoning district.

Alternatively, to accommodate the off-street parking requirement and to align the front yard setback with the lot, MPC Staff recommends **approval** of a variance to reduce the rear yard setback from 20 feet to 10 feet.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.

The diagram illustrates a property layout with the following details:

- Property Boundaries:**
 - Top boundary: 50.00' S16°11'30"W
 - Right boundary: 50.00' N16°11'30"E
 - Bottom boundary: 57.00' S74°00'00"E
 - Left boundary: 50.00' S16°11'30"W
- Setbacks:**
 - 10 feet rear setback (indicated by a red arrow pointing to the rear boundary).
 - 20 feet front setback (indicated by a green arrow pointing to the front boundary).
- Building Footprint:**
 - Overall dimensions: 40 feet by 27 feet.
 - Area: ~1000+ sq ft.
 - Orientation: 27 feet side is parallel to the rear boundary.
- Other Features:**
 - EXISTING ALLOWED FOOTPRINT (hatched area within the building footprint).
 - PARTIAL 15.0' B.S.L. RELIEF (indicated near the bottom right corner).
 - 5.0' B.S.L. (indicated near the top right corner).
 - 20.0' (indicated near the bottom left corner).
 - 5.0' (indicated near the top left corner).
 - 17.0' (indicated near the top center).
 - 40.00' (indicated near the bottom center).
 - 25 feet (indicated near the bottom right corner).
 - ~9 to 12 feet (indicated near the bottom right corner).

Staff Recommendation