



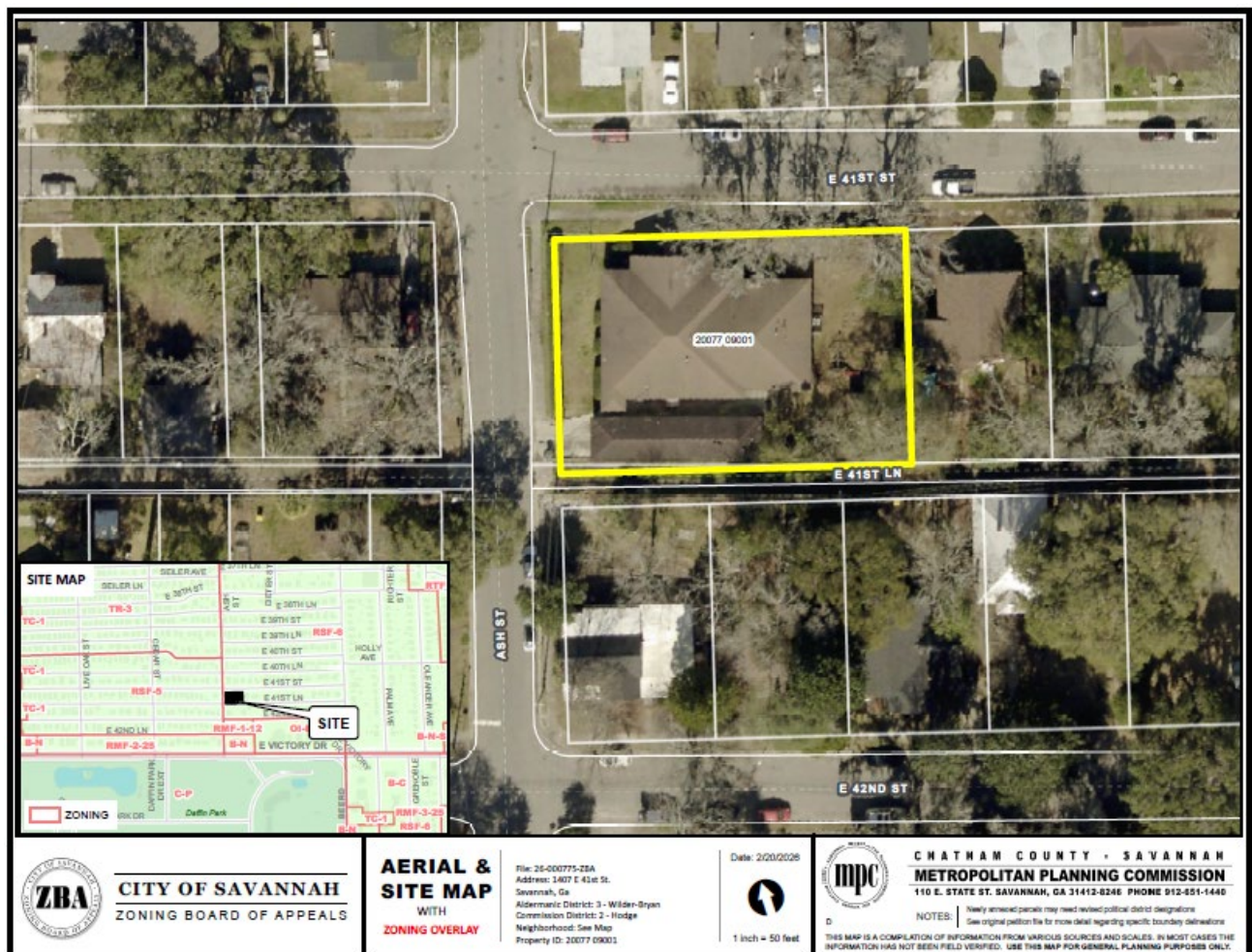
SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Cole Jarman, Agent for Micheal Traynor – Union Mission
FILE NO: 26-000775-ZBA
ADDRESS: 1407 E. 41st St
DATE: March 26, 2026

Nature of Request

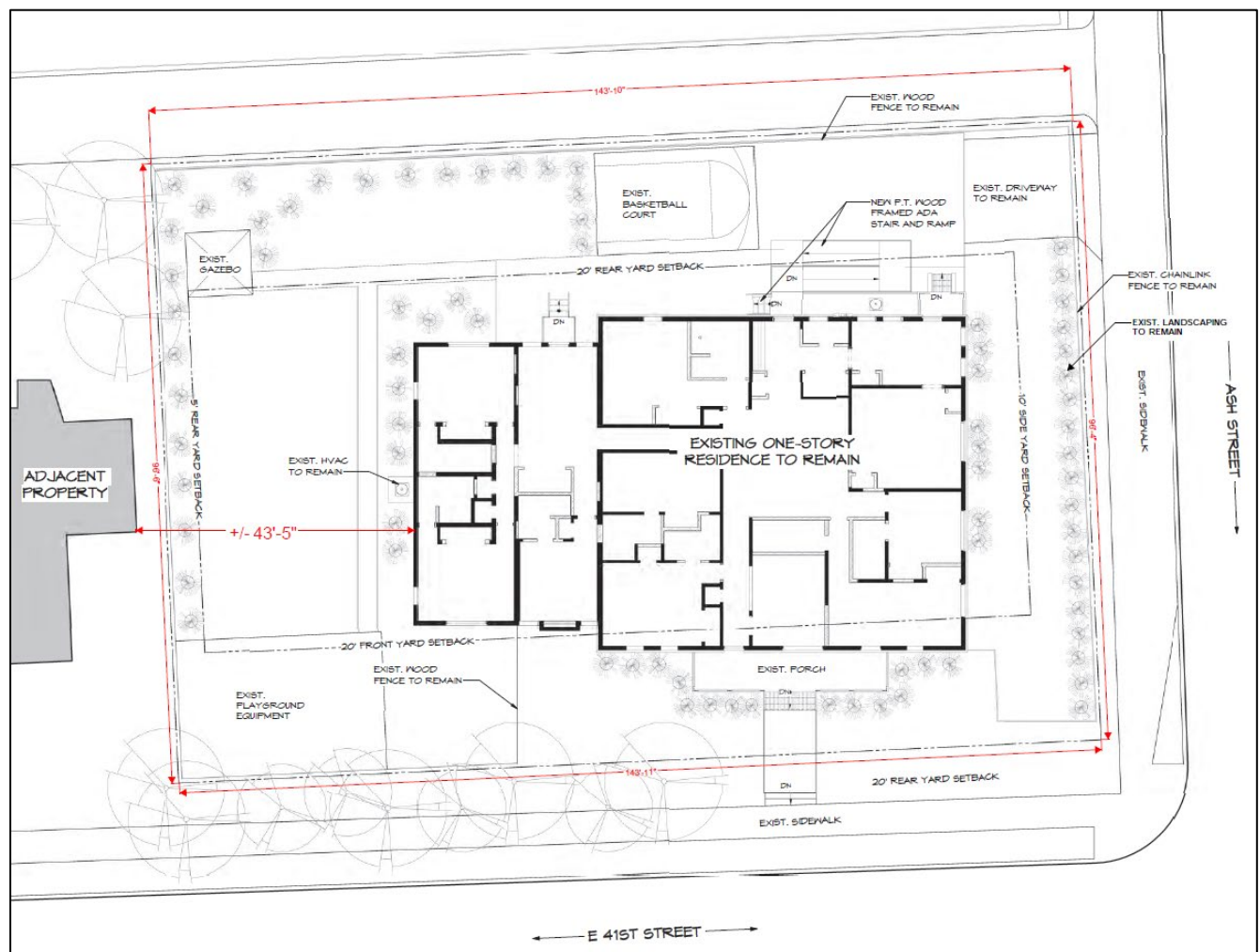
The Petitioner is requesting a variance to allow for the expansion of a nonconforming use. The subject property is zoned RSF-6 (Residential Single Family – 6) and has been operated as a transitional shelter by Union Mission since 2006. The facility currently accommodates up to six families as they work toward self-sufficiency. The proposed project consists of interior renovations to support an additional two families experiencing homelessness, with no expansion to the existing building footprint.



Aerial & Site Map for 1407 E 41st Street

Facts & Findings

1. The property is located at 1407 E 41st Street, with a PIN of 20077 09001, in the Live Oak neighborhood.
2. According to the Chatham County Tax Assessor, the subject property measures approximately 15,002 square feet (150 feet of frontage towards East 41st St and 100 feet of depth). The property is zoned RSF-6 (Residential Single Family - 6). The parcel has lane access via East 41st Lane.
3. There is an existing, nonconforming single family residence on the lot that was built in 1938, according to the Tax Assessor. It has a building footprint of approximately 4458 square feet. The dwelling is encroaching into the 20 feet front setback.



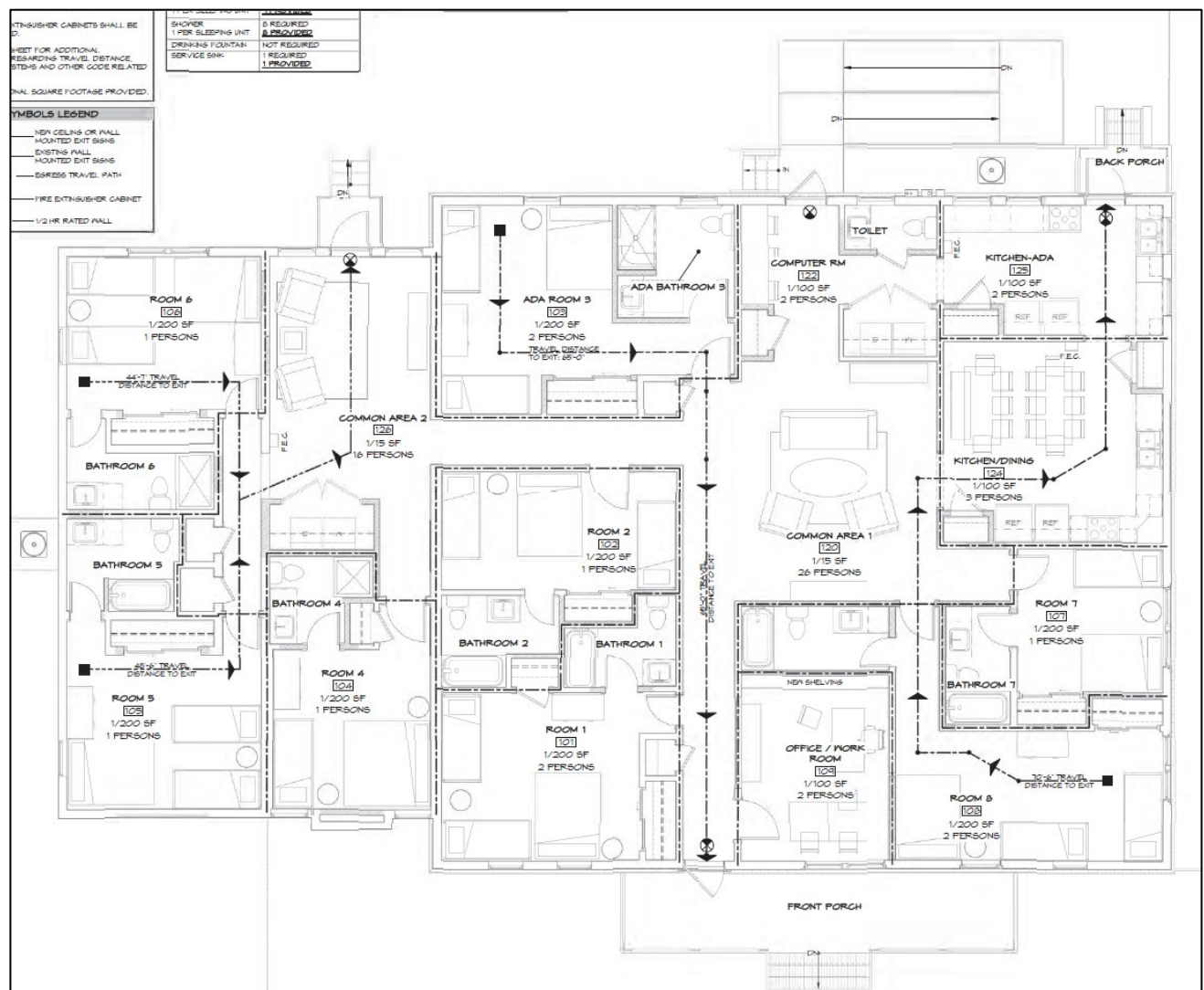
Existing condition at 1407 E 41st Street

4. The existing single-family structure is currently utilized as a transitional shelter, Magdalene House, operated by Union Mission. The facility provides emergency housing for up to six families, primarily serving women with children experiencing homelessness. During a 90-day stay, residents receive safe shelter and supportive services designed to promote stability and long-term self-sufficiency. This use is nonconforming with the intent and standards of the RSF-6 zoning district.

Shelter, Transitional: A shelter that is owned and operated by a not-for-profit organization to provide temporary residences, and which may provide by referral or may provide on the site a variety of social services and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves. Includes Family Violence Shelters as defined by Georgia Administrative Code 290-5-46.

Principal Use Table																																									
✓ = Permitted Use L = Limited Use S = Special Use Blank Cell = Use not permitted																																									
PRINCIPAL USES	C	C-M	C-P	A-1	R-SF-E	R-SF-0	R-SF-3	R-SF-2	R-SF-0	R-SF-6	R-SF-5	R-SF-4	R-TF-1	R-TF-2	R-TF-3	R-MF-1	R-MF-2	R-MF-3	R-MH-P	TN-1	TN-2 Int. Lot	TN-2 Cor. Lot	T-N-3	T-C-1	T-C-2	D-R-N	D-C-N	D-C-B	D-C-X	D-D-W	O-I-T	O-I-E	B-L	B-N	B-C	B-M	I-L-R	I-L-T	I-L-H	Use Standards	
Shelter, transitional				L															S					L	L			L	L	L			S		S	S		S	L	L	Sec. 8.3.7

5. The Petitioner requests a variance to expand the nonconforming use and to undertake interior renovations that would allow the facility to accommodate two additional families experiencing homelessness, without any expansion of the existing building footprint.



Proposed renovations at 1407 E 41st Street

6. Standards at issue: Per Section 11.4.2.b.i, a nonconforming use shall not be enlarged or expanded to occupy a greater area of land or of a structure unless authorized by the Zoning Board of Appeals in accordance with Sec. 3.24, Relief for Nonconforming Uses and Structures.

7. Per Section 3.24.8.a.ii, the Zoning Board of Appeals may authorize the expansion of a nonconforming use in an individual case upon finding that:

I. The proposed nonconforming use of a building is not detrimental to the public interest, health, safety, welfare, function, and the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;

MPC Comment: The proposed use continues a long-standing residential-style occupancy on the property and has not been shown to adversely affect the surrounding neighborhood. Although the proposal would increase the number of occupants, the use remains consistent with a residential living arrangement and is not anticipated to create measurable impacts related to traffic, noise, or other intensity factors.

II. The use of the expanded area has the same operational characteristics as the existing nonconforming use;

MPC Comment: The proposed expansion maintains the same operational characteristics as the existing nonconforming use. The facility will continue to function as a transitional shelter under the same management and service model, and the increase in occupancy is not expected to alter operational patterns or generate additional impacts related to traffic, noise, or other intensity factors.

III. The General Site Standards of this Ordinance relating to the original use are complied with to the extent possible;

MPC Comment: The proposed improvements are confined to interior renovations and do not impact the existing site layout, including setbacks, access, or building footprint, and the expansion does not create any additional nonconformities.

IV. The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located; and

MPC Comment: The existing building layout has been adapted to accommodate multiple families and does not readily function as a typical single-family residence without significant interior modifications. The current configuration is better suited to a residential-style group living arrangement, and the proposed renovations will continue to support this use without altering the exterior character of the structure.

V. The building has not been subsequently redesigned to house other uses.

MPC Comment: The structure has been adapted for use as a transitional shelter; however, these modifications have been limited to interior alterations and the building continues to maintain its residential character. The proposed renovations are also confined to the interior and are intended to support additional occupants without altering the building's exterior form or function as a residential-type use.

Cole Jarman, Agent for Micheal Traynor – Union Mission
26-000775-ZBA
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Staff Recommendation

MPC Staff recommends **approval** of the request to expand nonconforming transitional shelter use in the RSF-6 zoning district, as it continues a long-standing residential use without adverse neighborhood impacts, and the proposed interior-only modifications will not alter the site or create new nonconformities.

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.