



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

26-002093-ZBA



RECEIVED
APR 20 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): 2201 Cornwall Street, Savannah, GA 31415

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.): 20047-27017

Total acreage or SF of the subject property: 0.14

Zoning District(s): TR-2 Traditional Residential-2

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:** ALLOW A NONCONFORMING ADU.

- ☐ **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.: _____

Zarina Davis

From: Zarina Davis
Sent: Wednesday, April 22, 2026 2:10 PM
To: Zarina Davis
Subject: Variance for 2201 Cornwall St

From: Carl Mumford <carlmum27@yahoo.com>
Sent: Tuesday, April 21, 2026 5:17 PM
To: John Anagnost <John.Anagnost@Savannahga.Gov>
Subject: [Caution - External Email] Re: Variance for 2201 Cornwall St

Hi John,

Thanks for getting in touch and for beginning the preliminary review of our variance application for 2201 Cornwall Street. I really appreciate you taking a look at everything!

To answer your questions:

- The distance between the main house and the ADU is indeed 6 feet.
- And regarding the building at the corner, the ADU is designed with two bedrooms.

Please let me know if there's anything else you need from my side to help move things along.

Best,
Carl Mumford

Sent from Yahoo Mail for iPhone

On Tuesday, April 21, 2026, 9:54 AM, John Anagnost <John.Anagnost@Savannahga.Gov> wrote:

Good morning,

I am performing the preliminary review for your variance application for 2201 Cornwall Street. This request requires the following variances:

- The footprint of the ADU is 97% of the footprint of the principal house, which exceeds the maximum of 40%.
- The separation of the ADU from the principal house is less than 10 feet. Are you able to provide that separation distance?
 - The ADU is in the front yard.

If the ADU has two bedrooms, that also requires a variance. How many bedrooms are in the building at the corner?

Best,
John

John A. Anagnost
Planning Manager
Planning and Urban Design

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): Carl Mumford Jr

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

Address: 2201 Cornwall Street

City, State, Zip: Savannah, GA 31415

Telephone: [REDACTED] Fax: _____

E-mail address: _____

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): _____

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)

_____, I (we) authorize
_____, (Agent Name) of _____ (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): _____

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s)

Date

Witness Signature Certificate

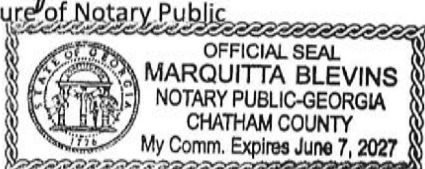
State of Georgia

County of Chatham

Signed or attested before me on April 20, 2026 by Marquitta Blevins
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.

☒ Personally Known or ☐ Produced Identification Type of ID Drivers License

Marquitta Blevins
Signature of Notary Public




(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: June 7, 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: Carl Mumford Jr Carl Mumford Jr. 4/20/26
Print Signature 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)

CORNWALL ST

Chapman

Dwelling 2

old store
that was
converted
to single
family

need electrical
meter/separate
from main
house

Built 1953

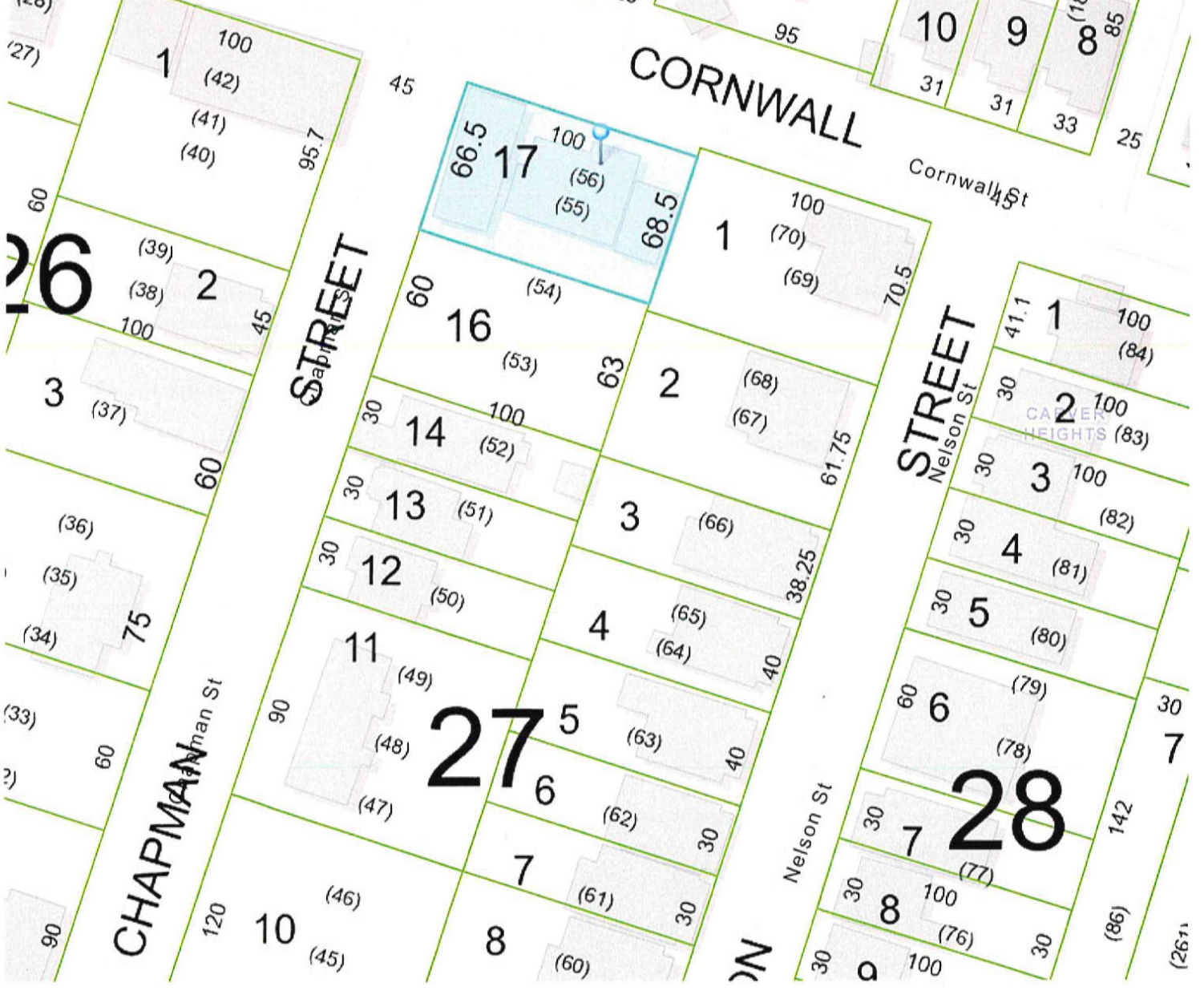
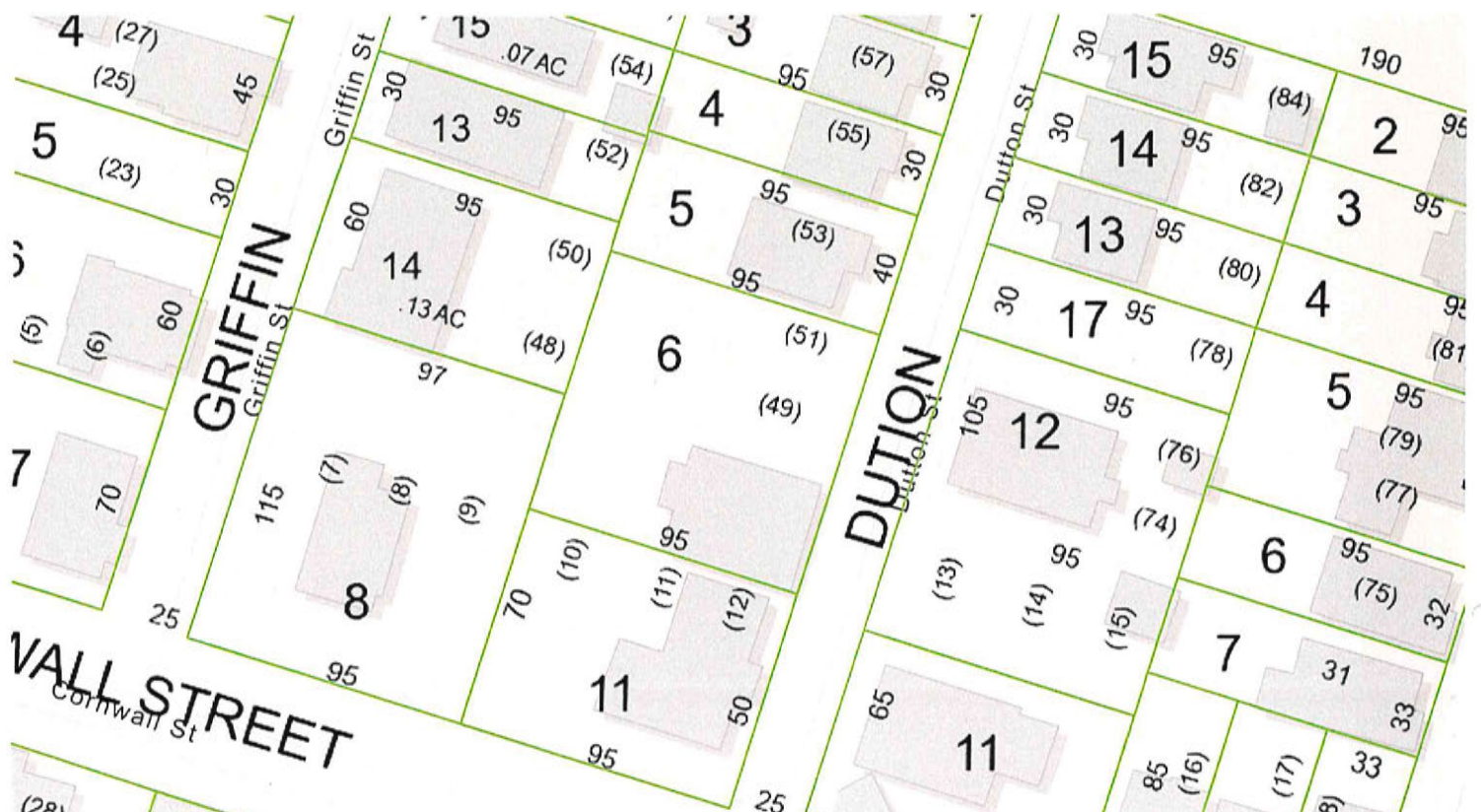
Dwelling 1
MAIN HOUSE

Already has
electrical
meter

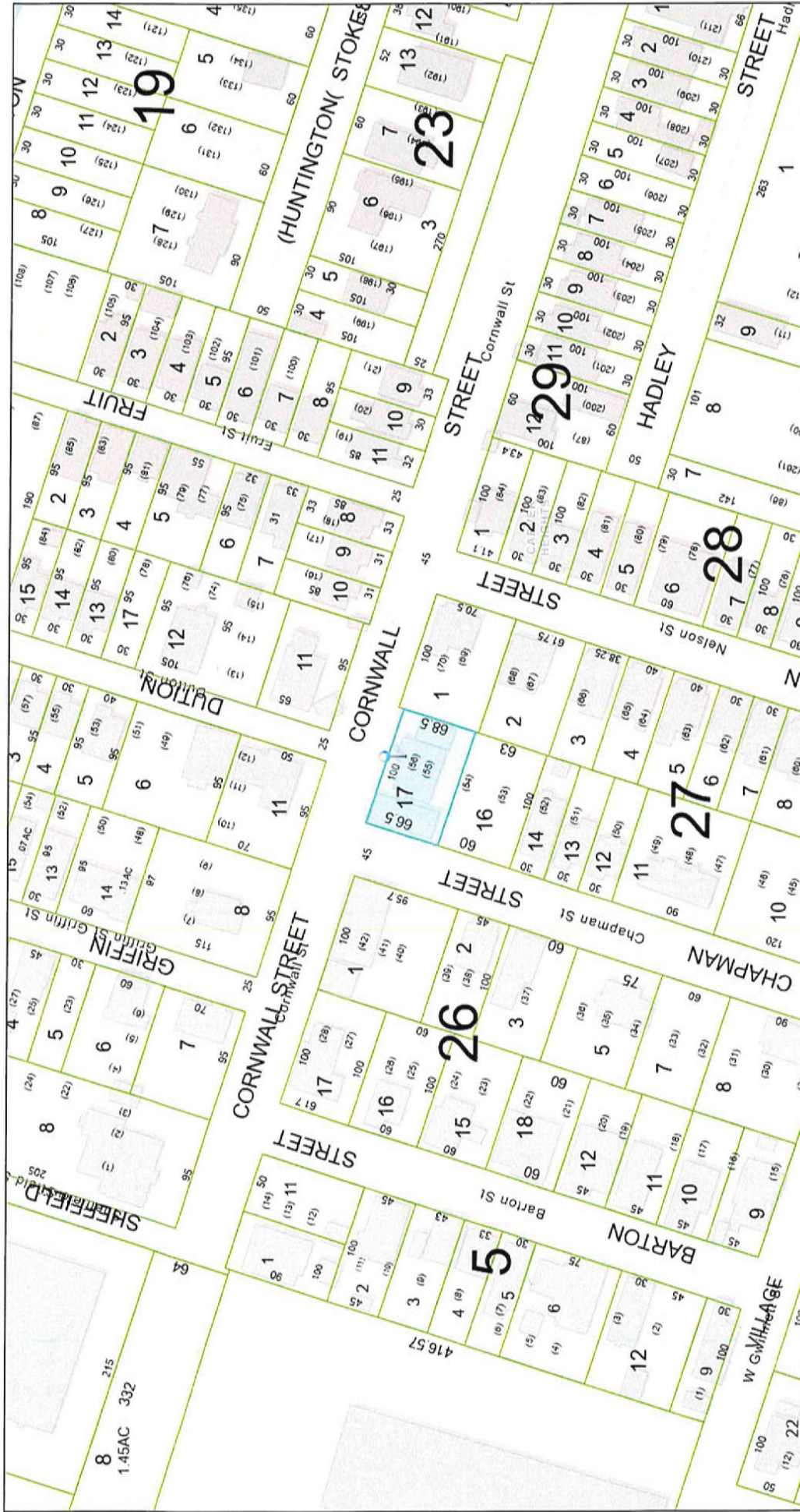
2201
Cornwall

Built 1953

Garage



ArcGIS Web Map

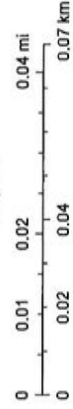


4/20/2026, 10:13:57 AM

 Address Search

 Property Boundaries (Parcels)

1:1,135



SAGIS Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



CHATHAM COUNTY TAX COMMISSIONER
RECEIPT OF PAYMENT OF TAXES
DATE RECEIPT PRINTED: 10/05/2022 04:54:47 PM
DATE RECEIVED: 10/05/2022 04:54:42 PM
TAX YEAR: 2022



2984833

PARCEL ID: 20047 27017
OWNER: MUMFORD JR. CARL

PROPERTY ADDRESS: 2201 CORNWALL ST

TRANSACTION TOTAL: 730.13
2022 AMOUNT PAID: 730.13
METHOD: V/MC

RECEIPT #: 4163837583
EFFECTIVE DATE: 10/05/2022
OPERATOR ID: SLJACKSON
SOURCE: CASHIER

AS OF DATE RECEIVED:

	AMT. BILLED:	PAID TO DATE:	TOTAL DUE:
TAX	730.13	730.13	0.00
STR LT/SD WASTE	0.00	0.00	0.00
FEES	0.00	0.00	0.00
FIFA	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00
TOTAL	730.13	730.13	0.00

RECEIVED FROM:
MUMFORD JR. CARL
706 BARTON STREET
SAVANNAH GA 31415

MUMFORD JR. CARL
706 BARTON STREET
SAVANNAH GA 31415

wed
may 13th @ 3:15