

26-002102-ZBA



RECEIVED
APR 17 2026



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

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): 1622 Ogeechee Road, 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.): 20066 49048 (this property will be subdivided in 5 lots, with 3 new construction homes)

Total acreage or SF of the subject property: 0.82

Zoning District(s): TR-1

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

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:** 7.10.10.a.ii.3.a. In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

7.10.10.a.v.1.b.ii.vii. All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

☐ **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): 25-005294-SUBP
- 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 # PLAN 0.20.0W-1S-2000D-0832SF-A and PLAN 0.24.0W-1S-0705D-1080SF-A1 and associated Staff Report/Decision. Historic Preservation Commission

IV. Property Owner Information

Name(s): Savannah Historic Initiatives, Inc (Now Know as Civis Savannah, Inc)

Registered Agent: Juan Uzcategui

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

Address: 221 East Charlton Street

City, State, Zip: Savannah, GA 31401

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

IX. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)

20066 49048, I (we) authorize Juan Uzategui

(Agent Name) of Savannah Historic Initiatives, Inc (now known as Civis Savannah, Inc) (Firm or Agency, if applicable) to serve

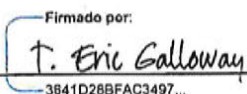
as agent on my (our) behalf for the purpose of making and executing this application for the proposed request.

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): Savannah Historic Initiatives, Inc (now known as Civis Savannah, Inc)

Registered Agent: T. Eric Galloway
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s)  Date 4/16/2026
Firmado por: 3841D28BFAC3497...

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 4/16/2026
Date

by Anita Smith-Dixon
(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 _____


Signature of Notary Public

(Name of notary typed, stamped or printed)
Notary Public State of Georgia
My commission expires: 9/18/2028

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: <u>Juan Uzcategui</u>	<u>Juan Uzcategui</u> Digitally signed by Juan Uzcategui Date: 2026.04.22 10:17:56 -0400	<u>04/22/2026</u>
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)

~~Special Exception~~ *ZBA Variance*
to the
Cuyler-Brownville Historic District Design Standards
for
1622 Ogeechee Road, Cuyler-Brownville

April 9, 2026

Written description of the special exception request (include the entire text of the standard and the section within the ordinance).

Introduction

This project proposes to subdivide the property at 1622 Ogeechee Road into five separate lots. A significant portion of the site, including the existing building, will remain under church ownership. As part of an agreement, Civis will construct a parking lot for the church. The remaining area will be divided into four smaller lots for the development of single-family homes, which will be owned by Civis Savannah, Inc., formerly known as Savannah Historic Initiatives, Inc.

Background

Civis Savannah, Inc is a nonprofit organization dedicated to developing quality, attainable housing for modest income homebuyers. Civis partners with the Community Housing Services Agency, Inc. (CHSA) and the City of Savannah to deliver affordable housing programs.

Civis has developed 15 homes in the Cuyler-Brownville neighborhood, eight of which required and received approval from the Board for the two special exceptions outlined below.

Text of Standard and Section

7.10.10 Cuyler-Brownville Historic District Design Standards

- a. New Construction. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Cuyler-Brownville Historic District. **They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. . . .**
- ii. Height and Mass
3. Floor to Floor Heights
- a. In single-family detached, single family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

v. Windows, Shutters and Storefronts

1. Windows

b. New construction, alterations to non-contributing resources and additions

ii. Configuration

vii. All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

Exception & Relief Requested

The cost of developing Civis' proposed house is currently higher than comparable homes in other older neighborhoods, despite incorporating many of the existing Cuyler-Brownville design standards.

Civis cannot feasibly deliver this house to low- or moderate-income first-time homebuyers if it is required to comply with the two requirements identified above. Meeting these requirements would further increase development costs beyond what is achievable while maintaining affordability for the intended residents.

In support of the requested exception related to height, Civis has modified the design to include 9-foot floor-to-ceiling interior heights. The exterior wall height, measured from the top of the foundation wall to the top of the interior wall, is 10 feet—one foot taller than similar homes constructed nearby in the early 2000s. This condition remains consistent with the range of exterior wall heights found throughout the Cuyler-Brownville neighborhood.

With respect to the transparency requirement, the proposed design should be evaluated based on the front façade, as the homes will not have side elevations facing a public street. The front elevation incorporates a double-hung window, a single window, and a partially glazed front door, providing a balanced and contextually appropriate distribution of openings.

While this configuration contributes meaningful transparency to the façade, achieving the full 30% threshold would require enlarging existing window openings or introducing additional glazing. Such modifications would disrupt the intended proportions of the façade and negatively impact the interior layout, particularly given the modest scale of the home. The proposed front elevation provides a level of transparency that is consistent with the character of nearby homes and should be considered appropriate for this context.

The proposed windows are Windows Legend Series white cellular PVC units with 3½-inch flat casing, consistent with previously approved products in the MPC window guidelines.

The proposed door is a Jeld-Wen 6 Lite Smooth Finish Craftsman-style door with brickmould and shelf below lite. This model is manufactured in both steel and fiberglass; as a condition of approval, the petitioner will specify the selected material.

While the intent of the design standards is understood and supported, the application of these requirements in this context creates a barrier to delivering attainable housing for modest income households in Cuyler-Brownville. Civis is committed to providing high-quality housing while ensuring that legacy residents ~~are~~ not displaced from this historic neighborhood. Approval of the requested exception will allow Civis to advance this objective and provide attainable single-family homes for first-time homebuyers in the community.

Proposed Lot – A Portion of Tax parcel 20066 49048

All that certain "Proposed" lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, being a Portion of Tax Parcel 20066 49048 and being more particularly described as follows:

Commencing at the intersection of the northern right of way line of 34th Street with the western right of way line of Abyssinia Lane; thence proceed along said northern right of way line of 34th Street N73°48'57"W, a distance of 74.44' to a concrete monument, said concrete monument being the POINT OF BEGINNING; thence continue along said northern right of way line of 34th Street N73°44'44"W, a distance of 125.24' to a square ¾" iron rod; thence leave said northern right of way line of 34th Street and proceed the following courses and distances:

Thence N16°37'07"E, a distance of 65.01' to a 5/8" iron rod;

Thence N 74°17'45" W, a distance of 35.28' to a point on the southeastern right of way line of Ogeechee Road; thence proceed along said southeastern right of way line of Ogeechee Road N50°21'09"E, a distance of 42.46' to a point; thence leave said southeastern right of way line of Ogeechee Road and proceed the following courses and distances:

Thence S73°48'57"E, a distance of 137.07' to a point;

Thence S16°41'41"W, a distance of 100.00' to the POINT OF BEGINNING, said proposed tract or parcel of land containing 0.306 acres (13,314 square feet), more or less

