

810 E. 41st Street

May 23, 2026

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City of Savannah Zoning Board of Appeals

26-002100-ZBA

Dear Members of the board,

I am writing to oppose the ZBA lot variance request for the above address.

The reasons are primarily due to the lot size and what is required by zoning to allow an ADU.

- The existing lot size is 5,640 square feet; it is therefore a sub-standard lot within the RSF-6 zoning designation. 6,000 square feet of lot area are required for a single-family residence within the designated zoning.
- The zoning 8.7.4 b, allows for an ADU if the lot area is 100% of the required lot area. The lot in question does not meet that requirement. And as stated above is in fact a sub-standard lot for the RSF-6 zoning. A 12,000 square foot lot would be necessary to allow for an ADU
- The lot coverage of structures allowed in RSF-6 is 40%. The existing structures on the lot exceed that number, at present the coverage is at 40.73%
- A survey of the property was not provided with the application; building setbacks may not be within the allowed zoning.
- The information available on SAGIS states that there is a 225-square foot detached garage on the property. That garage was in fact razed within the past few years and a new structure put in its place. The new structure is presumably the existing 600 square foot ADU that the petitioner states is on the property now. There is no record of that building on SAGIS as an improvement with a building permit. So, in fact it is a non-conforming building, built without a building permit with all intention of being used as an ADU.

In summary, the lot is less than half the size required by zoning to allow for an ADU.

The ADU building that does exist appears to have been built without a building permit and therefore is in violation of zoning regulations and building department requirements.

The building in place may violate setback requirements.

There is also an existing parking problem on this block of 41st Street. This variance request could potentially put 2 more cars on the street. The residence on the site now does use the driveway for one car, but their other cars are parked on the street.

This property is also a rental property, not owner occupied. Is the new ADU only for financial gain?

Thank you,

John Deering resident for 27 years

809 E. 41st Street, Savannah, GA 31401