



SAVANNAH ZONING BOARD OF APPEALS

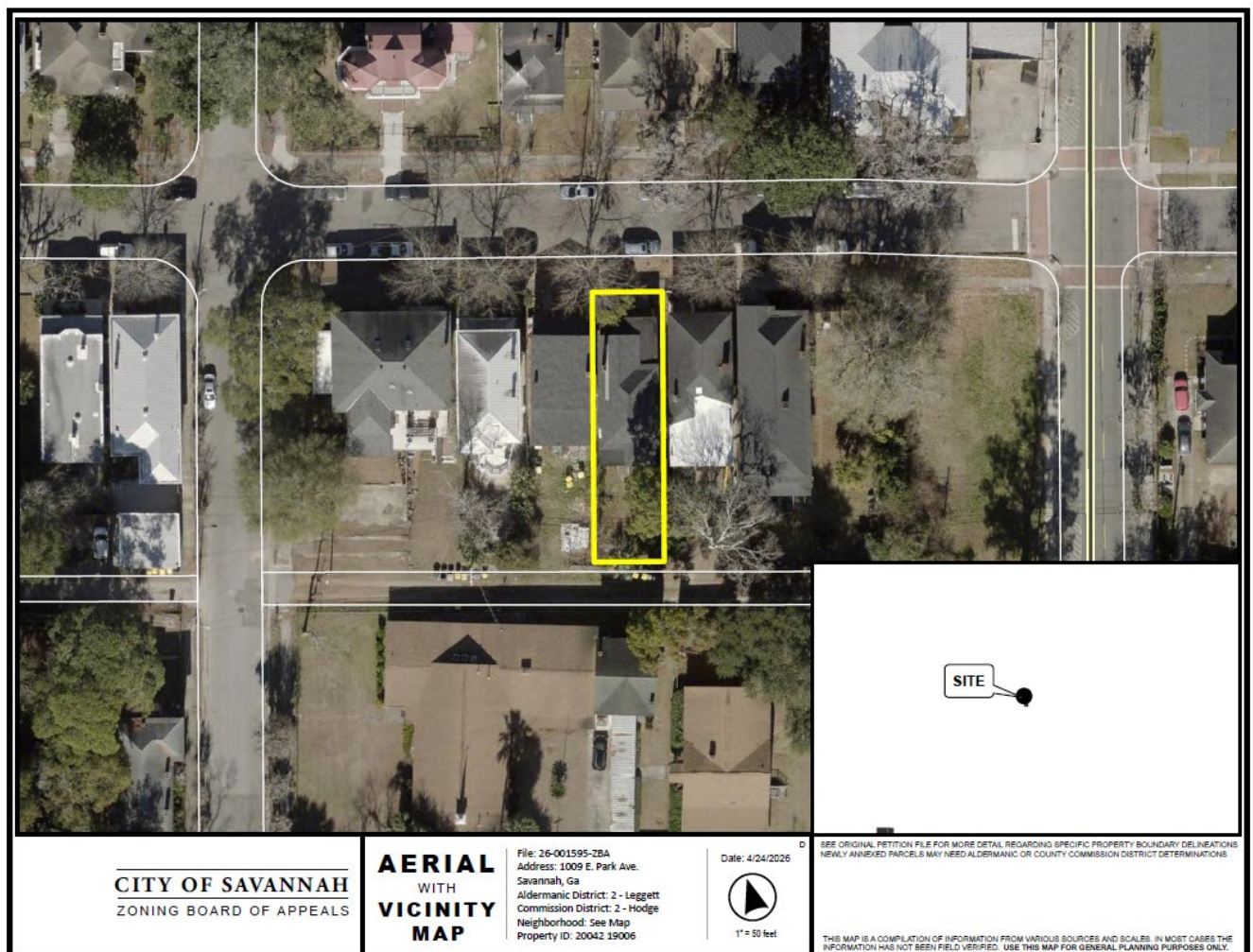
STAFF REPORT

PETITIONER: Epic 1009 Park LLC
FILE NO: 26-001595-ZBA
ADDRESS: 1009 E Park Avenue
PIN: 20042 19006
DATE: May 28, 2026
MPC Staff: Subhashi Karunaratne

Nature of Request

The Petitioner requests the following variance in association with an addition to an existing primary dwelling in TR-2 (Traditional Residential – 2) zoning district:

1. To reduce the maximum lot coverage area from 50% to 56%



Aerial & Site Map for 1009 E Park Avenue

Findings

1. The subject property measures approximately 3,480 square feet in area and 30 feet lot width, per the Chatham County Tax Assessor. The property has lane access through East Park Lane. The property is zoned TR-2 and is conforming by lot within this district.
2. The dwelling (built in 1900) that exists on the parcel is nonconforming regarding encroachment of one side yard setback. The zoning district requires 3-foot 'interior' side yard setbacks, where the current setback is about 1.2 feet.
3. The property is within the Eastside neighborhood.
4. The Petitioner proposes to construct an addition to the rear of existing primary structure. The ground floor addition is approximately 598 square feet which will bring the total building footprint up to 1436.
5. Section 5.9.5 of the Zoning Ordinance requires a maximum limit of 50% building coverage. The proposed construction will have a building coverage of 56%.
6. The Zoning Board of Appeals may grant variances to certain development standards.
 - a. 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 and the Comprehensive Plan.

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: There are no special conditions or unique circumstances which are peculiar to the land, buildings, or structures involved and which are not applicable to other similarly situated land and buildings.

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

MPC Comment: The need for the requested variance is a result of the Petitioner's chosen design for the addition.

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 request is likely financial in nature.

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 variance is not required to make use of the subject property.

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 variance would confer special privilege upon the property owner.

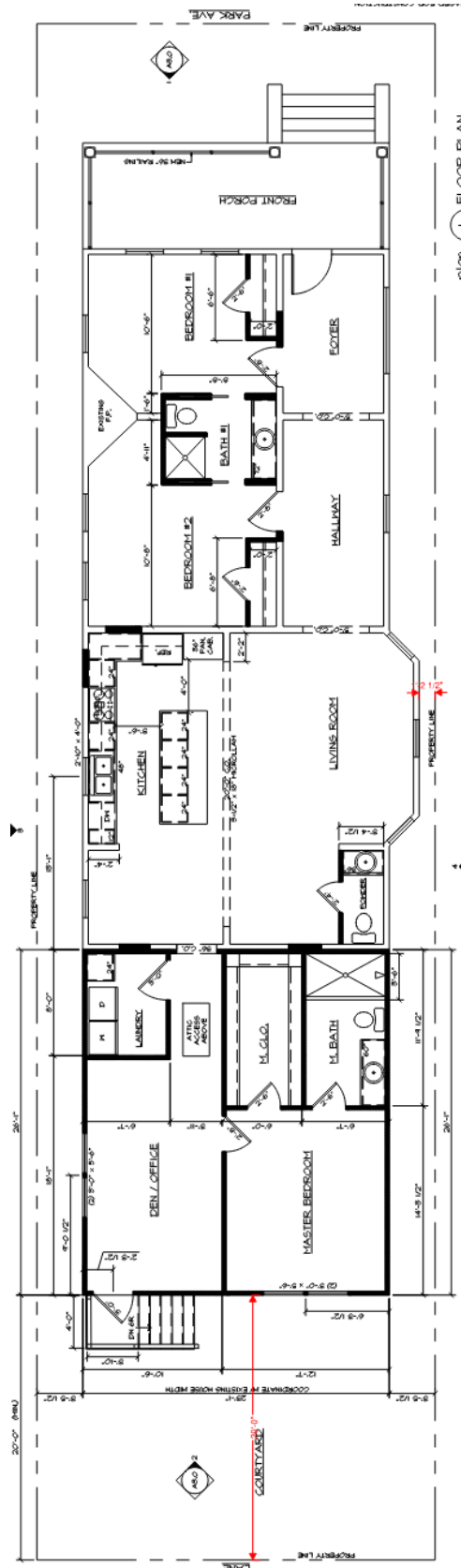
Staff Recommendation

Because the requested variance results from the Petitioner's proposed design and a conforming addition could reasonably be constructed on the property, MPC Staff recommends **DENIAL** of the following variance request associated with an addition to an existing primary dwelling within the TR-2 (Traditional Residential-2) zoning district:

1. To reduce the maximum lot coverage area from 50% to 56%.

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.

Epic 1009 Park LLC
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Site Plan – 1009 E Park Avenue