



SAVANNAH ZONING BOARD OF APPEALS

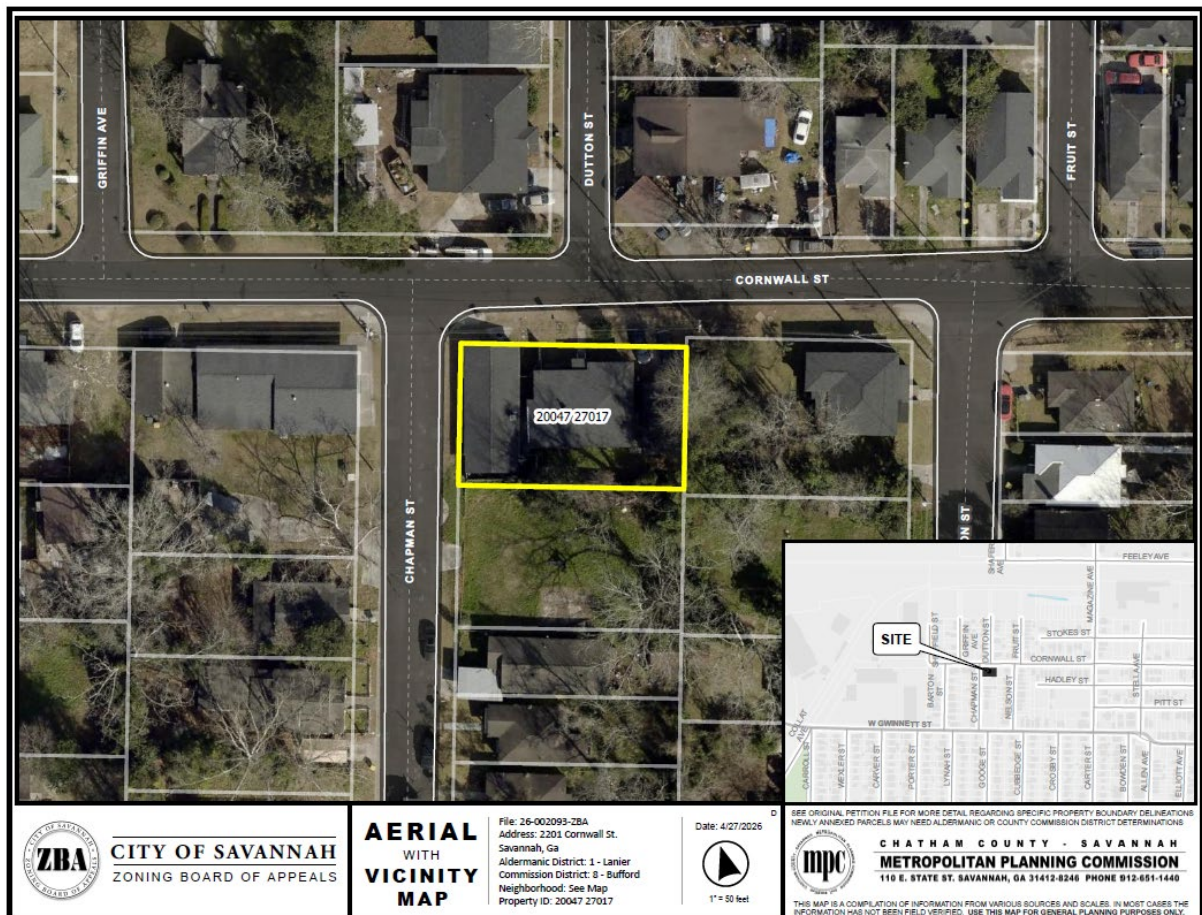
STAFF REPORT

PETITIONER: Carl Mumford Jr.
FILE NO: 26-002093-ZBA
ADDRESS: 2201 Cornwall Street
DATE: May 28, 2026
MPC Staff: Subhashi Karunarathne

Nature of Request

The Petitioner requests the following three variances to convert an existing non-conforming primary structure to an existing ADU within the TR-2 zoning district:

1. To allow the ADU to exceed the maximum permitted building footprint of 40 percent of the principal dwelling footprint and to exceed the maximum 700-square-foot ADU footprint by 488 square feet.
2. To reduce the distance between principal dwelling and ADU from 10 feet to 6 feet.
3. To increase number of bedrooms in ADU to 2 rooms



Aerial & Site Map for 2201 Cornwall Street

Facts & Findings

1. The subject property is located at 2201 Cornwall Street (PIN: 20047 27017) within the Carver Heights neighborhood.
2. According to the Chatham County Tax Assessor, the property contains approximately 6,751.8 square feet (0.155 acres). SAGIS mapping indicates the lot has approximately 100 feet of frontage along Cornwall Street and approximately 66.5 feet of frontage along Chapman Street. The property is zoned TR-2 (Traditional Residential-2) and is a conforming lot within the district.
3. The property contains two primary structures constructed circa 1953. One structure is an existing dwelling of approximately 1,224 square feet. According to the Petitioner, the second structure, originally constructed as a store, has continued to be used as a dwelling and contains approximately 1,188 square feet. The site also contains a detached garage of approximately 496 square feet. Collectively, the structures occupy approximately 43 percent of the lot area.

The presence of two primary structures on a single lot is nonconforming under the current Zoning Ordinance. To bring the property into greater conformity, the Petitioner proposes to convert the former store structure into an Accessory Dwelling Unit (ADU) through interior modifications only.

4. In association with the proposed ADU conversion, the Petitioner is requesting the following variances:
 - a. To allow the ADU to exceed the maximum permitted building footprint of 40 percent of the principal dwelling footprint and to exceed the maximum 700-square-foot ADU footprint by 488 square feet.
 - b. To reduce the distance between principal dwelling and ADU from 10 feet to 6 feet.
 - c. To increase number of bedrooms in ADU to 2 rooms
2. [Section 8.7.4.d.i](#) of the Zoning Ordinance limits the building footprint of an ADU to a maximum of 40 percent of the footprint of the principal dwelling, not to exceed 700 square feet. The Ordinance also requires a minimum separation of 10 feet between the principal structure and the ADU and limits ADUs to one bedroom.
3. The Zoning Board of Appeals may grant variances to certain development standards.

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 variances are not consistent with the intent of the Zoning Ordinance.

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: Special conditions and circumstances exist that are peculiar to the subject property, as the site contains two primary structures constructed circa 1953, prior to the adoption of the current Zoning Ordinance and associated development standards. The existence and longstanding use of these structures create a unique nonconforming condition not commonly found on other properties within the same zoning district.

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

MPC Comment: The special conditions and circumstances are not the result of actions taken by the Petitioner. Rather, the Petitioner is attempting to bring the property into greater conformity with the Zoning Ordinance by converting the existing nonconforming structure into an Accessory Dwelling Unit (ADU)..

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 requested variances are potentially financially motivated.

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 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 variances are the minimum 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 requested variances would confer a special privilege upon the Petitioner that is not typically granted to other properties within the same zoning district. However, variance relief is the most appropriate mechanism to address the existing nonconforming conditions on the property and facilitate greater conformity with the Zoning Ordinance.

Staff Recommendation

Because the requested variances represent the minimum relief necessary to rehabilitate and bring the existing historic second primary structure into greater conformity through its conversion to an Accessory Dwelling Unit, and because the structures were constructed prior to the adoption of the current Zoning Ordinance and associated development standards, MPC Staff recommends **APPROVAL** of the following variances associated with the conversion of the existing nonconforming structure to an ADU within the TR-2 zoning district:

- a. To allow the ADU to exceed the maximum permitted building footprint of 40 percent of the principal dwelling footprint and to exceed the maximum 700-square-foot ADU footprint by 488 square feet.
- b. To reduce the distance between principal dwelling and ADU from 10 feet to 6 feet.
- c. To increase number of bedrooms in ADU to 2 rooms

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.