



SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER:

MPC FILE No: 26-002102-ZBA

ADDRESS: 1622 Ogeechee Road

PIN: 20066 49048

DATE: May 18, 2026

MPC Staff: DeAndrae Spradley

Nature of Request:

The Petitioner is requesting for approval of a variance at 1622 Ogeechee Road, Savannah, Georgia 31415 (parcel identification number 20066 49048) from the following City of Savannah's Zoning Regulations:

- Section 7.10.10.a.ii.3.a.

New Construction, Additions and Alterations

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. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are

prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

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.

- **Section 7.10.10.a.v.1.b.ii.vii.**

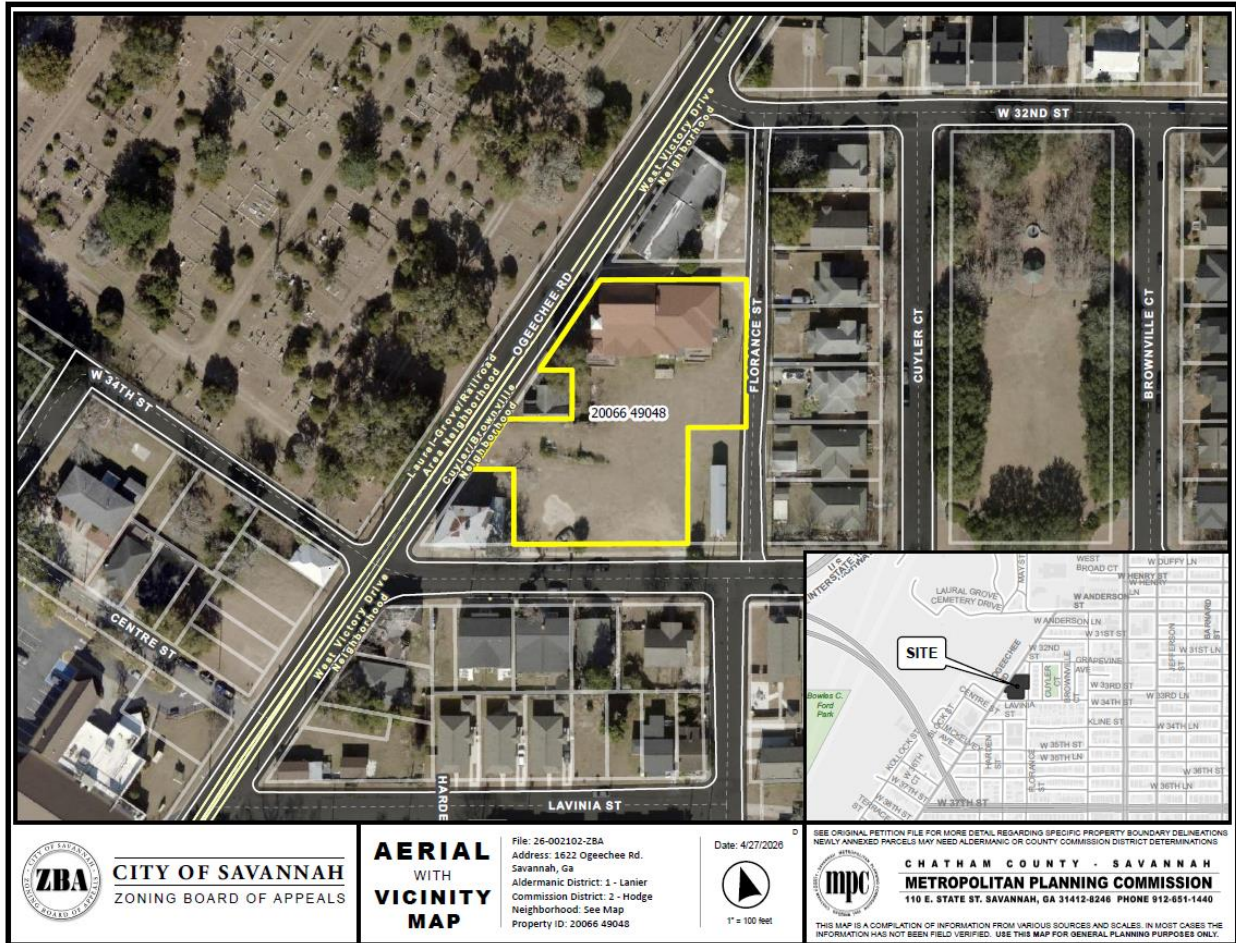
The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

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.

The Petitioner is requesting the variance to accommodate the construction of four (4) attainable or workforce housing units on the subject property.



CITY OF SAVANNAH
ZONING BOARD OF APPEALS

**AERIAL
WITH
VICINITY
MAP**

File: 26-002102-ZBA
Address: 1622 Ogeechee Rd.
Savannah, Ga
Aldermanic District: 1 - Lanier
Commission District: 2 - Hodge
Neighborhood: See Map
Property ID: 20066 49048

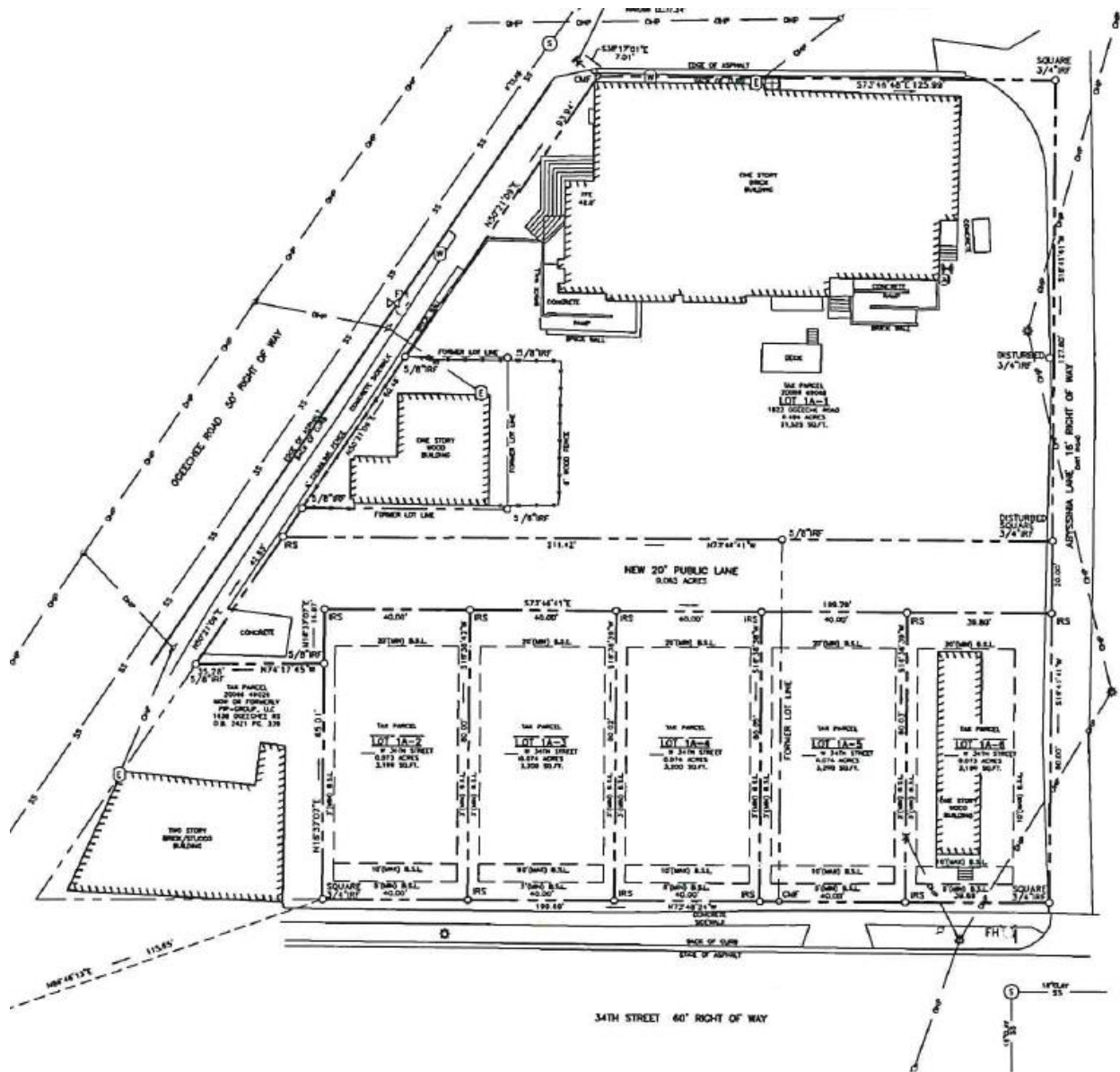
Date: 4/27/2026
1" = 100 feet



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

SEE ORIGINAL PETITION FILE FOR MORE DETAIL REGARDING SPECIFIC PROPERTY BOUNDARY DELINEATIONS
NEARLY ADJACENT PARCELS MAY NEED ALDERMANIC OR COUNTY COMMISSION DISTRICT DETERMINATIONS
THIS MAP IS A COMPILED OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE
INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

Aerial & Site Map for 1622 Ogeechee Road



Survey for 1622 Ogeechee Road

Facts & Findings:

1. The Petitioner is requesting the variance from Section 7.10.10.a.ii.3.a. and Section 7.10.10.a.v.1.b.ii.vii. at 1622 Ogeechee Road, Savannah, Georgia 31415 (parcel identification number 20066 49048). The Petitioner desires to subdivide the referenced parcel into five (5) individual lots where four (4) single-family attainable or workforce housing residential dwelling units will be developed on four (4) out of the five (5) subdivided parcels.
2. The subject property is within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. MPC Staff is recommending approval of the Petitioner's request to the Savannah Historic Preservation Commission.

3. There's an existing church (Abyssinia Missionary Baptist Church) facility currently located on the subject property. The Church will remain in ownership of the church portion of the property and the Petitioner will own the parcels with the proposed single-family residential units and parking area. The Church will continue operating as normal during and after the construction of the four (4) homes on the subject property.
4. Per the Petitioner's Statement of Justification, the Petitioner will construct a parking lot for the church on one of the five (5) subdivided parcels. Based on Staff analysis, with a five-foot (5 ft.) landscape island on both sides of the parcel, about 3 standard parking spaces will fit on the forty feet (40') wide parcel. However, per Section 9.3.2.c and Section 9.3.8.b.1. of the City's Zoning Regulations, the Petitioner has failed to provide a copy of the Alternative Parking Plan as required by the Zoning Regulations. Section 9.3.2.c and Section 9.3.8.b.1. of the City's Zoning Regulations is featured below for reference:

Section 9.3.2.c

Unless specifically exempt from these requirements, the off-street parking and loading requirements shall not be reduced or modified beyond what this Ordinance allows without an Alternative Parking Plan approved in accordance with Sec. 9.3.8 or a variance in accordance with Sec. 3.21, Variances.

Section 9.3.8.b.1.

Procedure

1. The following information shall be shown on the alternative parking plan:
 - a. The type of alternative parking proposed.
 - b. All properties and uses subject to the plan.
 - c. The number of spaces encumbered.
 - d. A delineation of the encumbered area for the required off-street parking and maneuvering of vehicles.
 - e. Written agreement in accordance with Sec 9.3.8(b)(ii).
 - f. Signatures of all property owners subject to the plan.
 - g. All easements.
5. The Petitioner plans to construct a new twenty-foot (20 ft.) public drive aisle at the southern portion of the property. The proposed drive isle will separate the proposed single family residential dwelling units from the existing church on the subject property.
6. Per the Petitioner's Statement of Justification, the Petitioner partners with the Community

Housing Services Agency, Inc. and the City of Savannah to develop attainable or workforce housing units within the City. The Petitioner has developed 15 homes within the Cuyler-Brownville neighborhood, whereas eight (8) of the homes built received approval for the same variance request as the Petitioner's current variance request.

7. Per the Petitioner's Statement of Justification, the costs associated with implementing the City's Zoning Regulations are a financial burden to the Petitioner to build the single-family residential units using the adopted Zoning Regulations. The Petitioner is arguing that the City's current Zoning Regulations drive the construction costs up higher beyond a reach that's attainable for residents that qualify for attainable or workforce housing within the City.
8. The Petitioner has requested a variance from the required minimum 1st floor building height of eleven feet (11 ft.) to a proposed ten feet (10 ft.). This represents a difference of one foot (1 ft.) deviation from the City's adopted Zoning requirements.
9. The Petitioner has requested a variance from achieving the full 30 percent transparent features (windows and doors) requirement for the ground floor façade on the proposed single-family residential dwelling units. Based on the Petitioner's blueprint models from the previously built 15 homes, meeting the City's Zoning requirements would force the Petitioner to have to enlarge the existing window openings. The Petitioner has indicated that this enlargement increases the price of the attainable or workforce housing units beyond the current affordability range.
10. 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 subject property is zoned Traditional Residential-1 (TR-1) and this district allows by right a variety of housing types including single-family detached, single-family attached, two-family over/under and three-four family residential. This TR-1 Zoning district may only be applied to the following neighborhoods: Benjamin Van Clark Park, Cuyler-Brownville, Eastside and Midtown.

The Petitioner's proposed single-family lot sizes conform with the minimum lot size and

lot width requirements for single-family residential uses in the TR-1 Zoning District. The Petitioner's requested variance is consistent with the intent of the City's Zoning Ordinance. The Petitioner's requested variance is not injurious to the surrounding neighborhood or detrimental to the public health, safety, or welfare of the residents that are immediately adjacent to the subject property.

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: The subject property has an existing church onsite. The Petitioner is subdividing the existing lot into individual parcels for the church, proposed parking area, and the four (4) single-family residential dwelling units. This scenario creates a peculiar circumstance that is not applicable to the surrounding lands within the Traditional Residential-1 (TR-1) Zoning District. Majority of the single-family residential lots that are immediately adjacent to the subject property were a result from a property owner developing the property when it was either vacant or an existing building was demolished to support the onsite single-family residential development. It is very rare to find a church or religious organization's property being subdivided into smaller lots for single-family residential uses.

Furthermore, the Petitioner has demonstrated that the implementation of the City's Zoning Regulations creates a financial hardship for the intended users of the proposed four (4) single-family residential attainable or workforce housing units.

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

MPC Comment: The request is the result of the Petitioner's chosen design for the proposed four (4) single-family residential attainable or workforce housing lots, the parking area, and the existing lot configuration.

- 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 Petitioner's variance requests will allow the Applicant to save money and increase the overall profit margins. However, the Petitioner's variance requests ultimately reduces the cost of providing attainable housing units to low to moderate low-income households.

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 City's Zoning Regulations would not deprive the Petitioner of rights commonly enjoyed by other properties in the same zoning district. This literal interpretation of the City's Zoning Regulations would force the Petitioner to have to enlarge the existing window openings and this create an undue hardship on the Petitioner.

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 four (4) proposed single-family residential lots are permitted by right within the Traditional Residential-1 (TR-1) Zoning District. The variance is required to reduce the construction costs associated with the proposed attainable or workforce housing units. The variance is required to make reasonable use of the subject property to low to moderate low-income residents.

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 Petitioner's variance requests would not confer special privilege upon the Petitioner.

Summary:

The Petitioner is requesting the variance to accommodate the construction of four (4) attainable or

workforce housing units and a parking area on the subject property.

Recommendation:

MPC Staff recommends **approval with conditions** of the Petitioner's variance requests from Section 7.10.10.a.ii.3.a. and Section 7.10.10.a.v.1.b.ii.vii. of the City's Zoning Regulations at 1622 Ogeechee Road, Savannah, Georgia 31415 (parcel identification number 20066 49048). MPC Staff's conditions of approval are as follow:

- Since the Petitioner has failed to provide a copy of the Alternative Parking Plan as required by Section 9.3.2.c and Section 9.3.8.b.1. of the City's Zoning Regulations, Staff is requesting the Petitioner to remove the proposed parking lot from the plan. Staff is also requesting the Petitioner to replace the corresponding proposed parking lot parcel with another single-family residential dwelling unit for low to moderate low-income residents.