25-003908-ZBA Revised

SAVANNAH
savannahga.gov

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

ZBA

RECEIVED MPC
OCT 09 2026

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): 207 w 43rd st / savannah / 31401

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.): 20074 22006

Total acreage or SF of the subject property: 0.062 acres / 2700 SF

Zoning District(s): TC-1

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

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:** skkeing variance from zoning ordinance section 8.7.4: any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane. to create a 2-story ADU 5' away from rear property line

☐ **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): _____
- 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 # 26-003779-COA and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): lindsay nix

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

Address: 207 w. 43rd st

City, State, Zip: savannah / ga / 31401

Telephone: _____ Fax: _____

E-mail address: [redacted]

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): shauna kucera

Registered Agent: array design
(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: [redacted]

City, State, Zip: savannah / ga / 31405

Telephone: [redacted] Fax: _____

E-mail addr[redacted]

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

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) # 2-0074-22-006, I (we) authorize Shauna Kucera (Agent Name) of Array Design (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): Lindsay Nix

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Lindsay Nix
Signature(s)

07/30/2025
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 07/30/2025 (Date) by Lindsay Nix (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 Driver's License

Stephanie Allen
Signature of Notary Public

Stephanie Lynn Allen
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires November 14, 2027

Stephanie Lynn Allen
(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: 11/14/2027

MADE WITH Scanner App

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: shauna kucera _____ 10/9/26

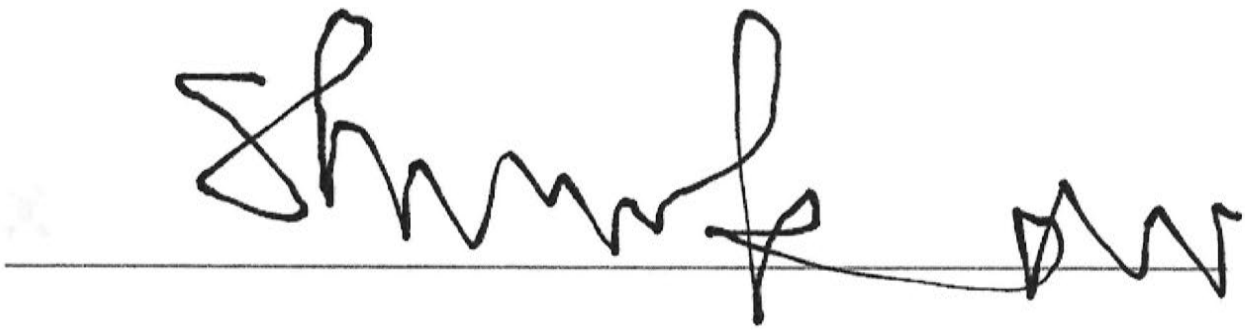
Print _____ Signature _____ Date

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)

Shauna Kucera
October, 07 2026



TOTAL AREA=
0.062 ACRE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING A CARLSON BRx7 MULTI-FREQUENCY RECEIVERS, THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.1'

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 28,797.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A CARLSON CrX2 ROBOTIC TOTAL STATION AND A CARLSON BRx7 BASE AND ROVER GPS

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)--STATE PLANE COORDINATE SYSTEM OF GEORGIA--EAST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 01/28/2025

CONTOUR INTERVAL IS 1' (FIELD RUN).

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. CHATHAM COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13051C0161G DATED 8/16/2018.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE ADDRESS IS LISTED AS: 207 WEST 43RD STREET, SAVANNAH, GEORGIA 31401

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 2-0074-22-006

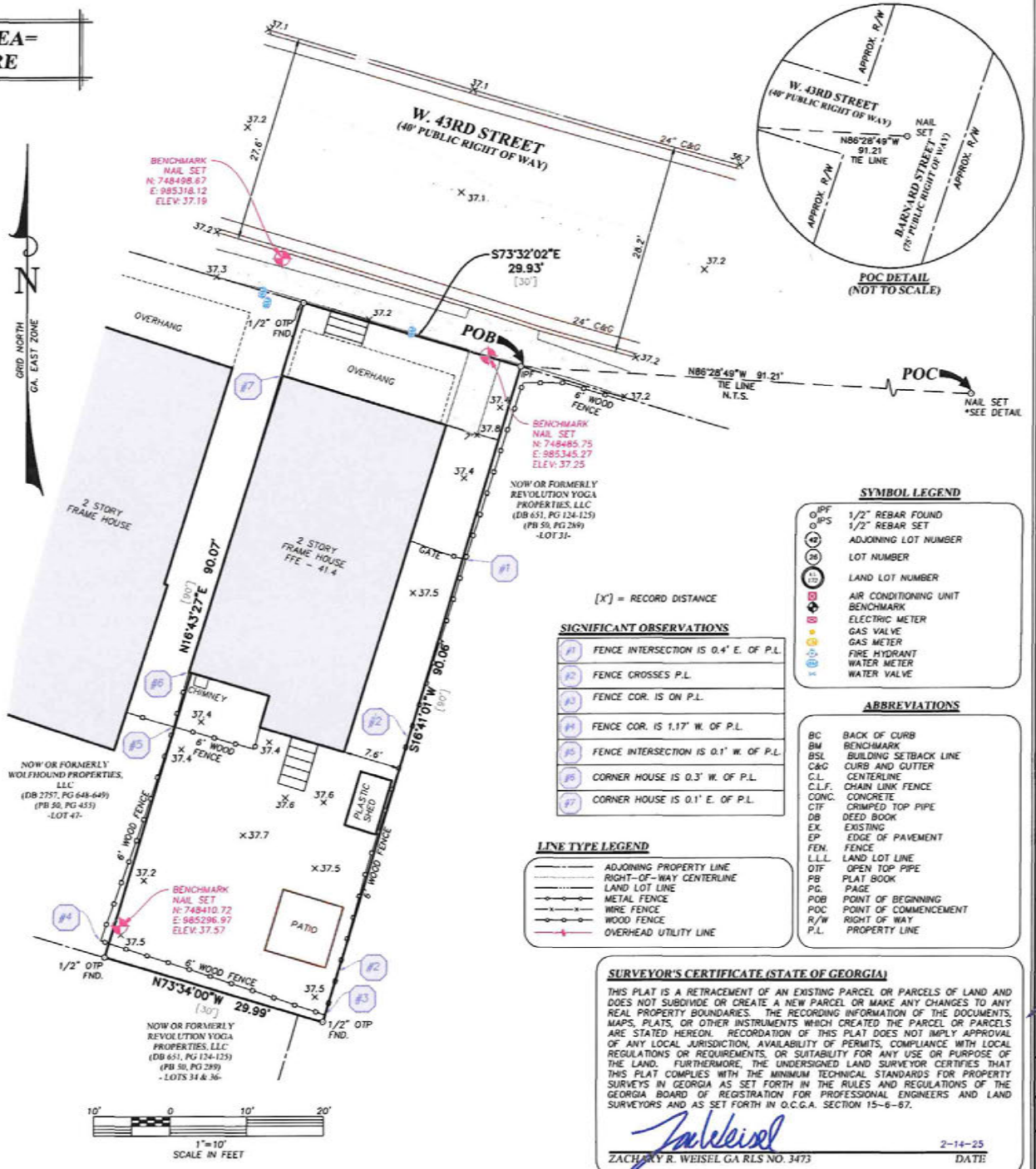
CURRENT OWNER AT TIME OF SURVEY: LINDSAY NIX (DB 373 O, PG 665)

DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.



POC DETAIL
(NOT TO SCALE)

[X'] = RECORD DISTANCE

SIGNIFICANT OBSERVATIONS

#1	FENCE INTERSECTION IS 0.4' E. OF P.L.
#2	FENCE CROSSES P.L.
#3	FENCE COR. IS ON P.L.
#4	FENCE COR. IS 1.17' W. OF P.L.
#5	FENCE INTERSECTION IS 0.1' W. OF P.L.
#6	CORNER HOUSE IS 0.3' W. OF P.L.
#7	CORNER HOUSE IS 0.1' E. OF P.L.

SYMBOL LEGEND

IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
47	ADJOINING LOT NUMBER
36	LOT NUMBER
173 LL	LAND LOT NUMBER
	AIR CONDITIONING UNIT
	BENCHMARK
	ELECTRIC METER
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	WATER METER
	WATER VALVE

LINE TYPE LEGEND

	ADJOINING PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
	LAND LOT LINE
	METAL FENCE
	WIRE FENCE
	WOOD FENCE
	OVERHEAD UTILITY LINE

ABBREVIATIONS

BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ZACHARY R. WEISEL GA RLS NO. 3473 — 2-14-25 DATE

REVISION	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
LINDSAY NIX
(BEING LOT NUMBER FORTY-FIVE, NORWOOD WARD)
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
FEBRUARY 14, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7507
Georgia LSF 001013 Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3473 LAND SURVEYOR ZACHARY R. WEISEL

DRAWN BY: PRW
CHECKED BY: ZRW

PROJECT NO. 25006

SHEET	OF
1	1

APPLICATION for CERTIFICATE OF APPROPRIATENESS
Savannah's Streetcar Historic District

DRAWING INDEX		
SHEET NO.	LATEST ISSUE DATE	TITLE
A-0.0	31 AUGUST 2026	COVER SHEET: INDEX, GENERAL NOTES, SITE PLANS & PHOTOS
SURVEY	14 FEBRUARY 2025	BY GUNNIN SURVEY
A-0.1	31 AUGUST 2026	SITE PLANS: EXISTING AND PROPOSED
A-0.2	31 AUGUST 2026	SATELLITE IMAGE, MASS MODEL: SITE VICINITY
A-0.3	31 AUGUST 2026	SITE SECTION, MASS MODEL: SITE VICINITY
A-0.4		FOUNDATION PLAN AND NOTES
A-0.5		FRAMING PLANS AND NOTES
A-0.6	22 JULY 2026	STRUCTURAL DETAILS, PARTITION TYPES, WALL SECTION
A-1.0	31 AUGUST 2026	FLOOR AND ROOF PLANS, DOOR AND WINDOW SCHEDULE
A-1.1		LIGHTING AND ELECTRICAL PLANS
A-2.0	31 AUGUST 2026	EXTERIOR ELEVATIONS
A-3.0	31 AUGUST 2026	BUILDING SECTIONS
A-4.0	22 JULY 2026	INTERIOR RENDERINGS
A-4.1	22 JULY 2026	MASS MODEL: PROPOSED ADU

PROJECT DESCRIPTION:

PIN: 2-0074-23-006
ZONING: TC-1 / TRADITIONAL COMMERCIAL, STREETCAR HISTORIC DISTRICT
PRINCIPAL BUILDING IS CONTRIBUTING STRUCTURE #1555, BUILT IN 1900
FLOOD ZONE: 'X'

SEEKING CERTIFICATE OF APPROPRIATENESS FOR NEW ACCESSORY STRUCTURE IN REAR YARD AND NEW WOOD FENCING ALONG LANE. VARIANCE APPLIED FOR 8/1/2025. SEEKING VARIANCE FOR REAR YARD SETBACK/BUILDING HEIGHT CLOSER THAN 15' FROM REAR PROPERTY LINE, AND NEW STAIR FROM PRINCIPAL STRUCTURE TO REAR YARD.

PROJECT DESCRIPTION:

- GROUND LEVEL STORAGE, 2ND LEVEL GUEST SUITE WITH LOFT
- MECHANICAL EQUIPMENT TO BE SCREENED BELOW EXTERIOR STAIR ON EAST SIDE OF CARRIAGE HOUSE
- NEW STAIR FROM PRINCIPAL STRUCTURE TO REAR YARD
- MAXIMUM BUILDING HEIGHT 25'

PROPOSED MATERIALS:

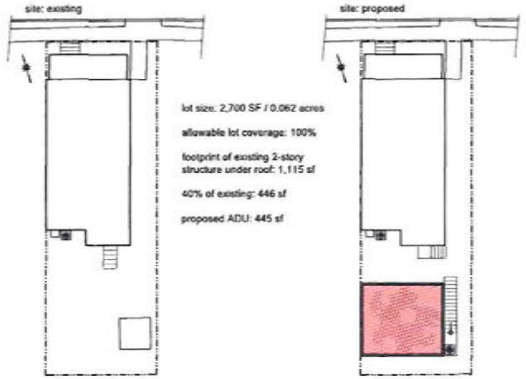
- CEMENT FIBER SIDING
- METAL ROOFING WITH ~1" STANDING SEAM (0.91")
- YELLA FIXED CURB MOUNTED SKYLIGHTS
- ALUMINUM-CLAD WOOD WINDOWS AND DOORS
- STAINED WOOD FENCING
- NEW STAIR AND HANDRAIL TO BE PAINTED WOOD

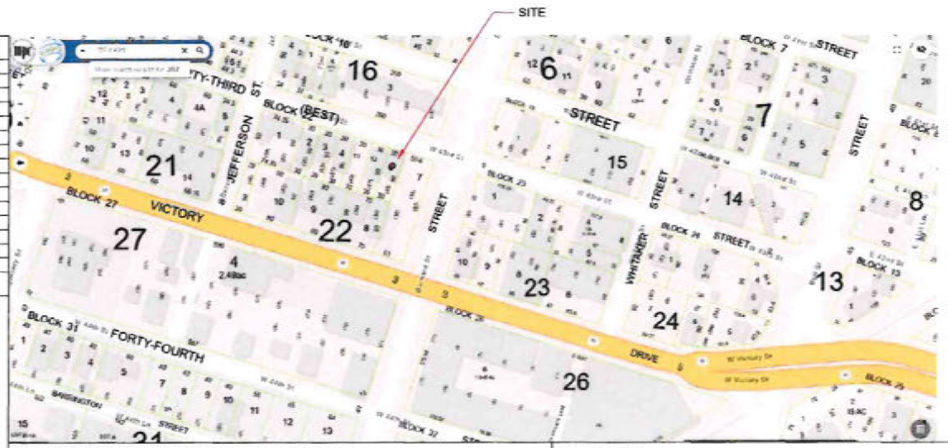
SQUARE FOOTAGE CALCULATIONS:

ground level 445 SF

second level 445 SF

loft 165 SF





BUILDING CODE DATA (CITY OF SAVANNAH, GEORGIA):

Mandatory Codes, City of Savannah:
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2017 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
Life Safety Code (NFPA 101), 2018
ADA Standards for Accessible Design, 2010

DESIGNS SHALL BE BASED UPON THE FOLLOWING CRITERIA:
- 3-SECOND WIND GUST: 135 MPH
- WIND EXPOSURE 'B'
- SEISMIC DESIGN CATEGORY 'C'

REQUIREMENTS FOR NEW WINDOWS, DOORS AND SKYLIGHTS:
- NEGATIVE DESIGN PRESSURE: DP 40 OR HIGHER
- SOLAR HEAT GAIN COEFFICIENT 0.30 OR LOWER
- U-FACTOR: 0.50 OR LOWER

ROOFING:
METAL ROOFING MATERIALS SHALL BE NATURALLY CORROSION RESISTANT OR PROVIDED WITH CORROSION RESISTANCE IN ACCORDANCE WITH TABLE LISTED IN SSTD 10-99, CHAPTER 5. FOR PANEL SYSTEMS, 2 ROWS OF FASTENERS SHALL BE USED ALONG THE EAVES, HIPS AND RIDGES. THE FIRST ROW SHOULD BE WITHIN 2- TO 3- INCHES OF THE EDGE AND THE NEXT ROW 3- TO 4-INCHES FROM THE FIRST. OTHER FASTENING TO BE PER IRC AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL SCREWS AND OTHER FASTENERS TO BE CORROSION RESISTANT.

GENERAL NOTES:

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFIED BUILDING CODES, BY COMPANIES AND/OR INDIVIDUALS PROPERLY LICENSED TO PERFORM SUCH WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS/HER SUB-CONTRACTORS TO BUILD A STRUCTURALLY SOUND WATERPROOF STRUCTURE, FREE FROM MATERIAL DEFECTS, THAT CONFORMS TO LOCAL BUILDING CODES AND AREA RESTRICTIONS.

2. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) HAVE READ AND UNDERSTAND ALL DRAWINGS, SPECIFICATIONS, AND AND APPLICABLE CODES UNDER WHICH THE BUILDING IS TO BE CONSTRUCTED. THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM THE FAILURE TO FOLLOW THE CONSTRUCTION DOCUMENTS OR THE DESIGN INTENT THEY CONVEY.

3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IN WRITING IF ANY DISCREPANCIES OR INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS ARE DISCOVERED, PRIOR TO SUBMITTING A BID AND BEGINNING CONSTRUCTION.

4. IN CASE OF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL BE ASSUMED UNTIL A RULING IS MADE BY THE ARCHITECT OR ENGINEER.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ALL WORK TO BE IN COMPLIANCE WITH CURRENTLY ADOPTED MECHANICAL, ELECTRICAL AND PLUMBING CODES.

6. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS TO ENSURE THE SAFETY, INTEGRITY, AND COMPLETION OF THIS PROJECT. THE ARCHITECT SHALL BE PROVIDED A FULL COPY OF THE PERMITTED DRAWINGS WITH COMMENTS BY THE LOCAL BUILDING AUTHORITIES UPON COMPLETION OF THEIR REVIEW. THE ARCHITECT/ENGINEER, AS REQUIRED, WILL PROVIDE ANY ADDITIONAL DETAILS, CLARIFICATIONS AND COMMENTS IN DIRECT RESPONSE TO THOSE ON THE ISSUED PERMIT DRAWINGS.

7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS AND TESTS.

8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, STRUCTURAL STEEL SUPPORT, HANGERS, AND OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, MILLWORK, CABINETRY, STONE, HANDRAILS, FURNISHINGS, DECORATIVE LIGHTING AND ALL OTHER ITEMS REQUIRING SAME.

9. ALL WORK AND/OR MATERIALS, ASSEMBLIES, PRODUCTS AND FINISHES SHALL BE PERFORMED/INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

10. ALL FINISHES, INCLUDING PAINT, ARE TO BE PURCHASED FROM SPECIFIED MANUFACTURER. ALL SUBSTITUTION REQUESTS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING.

11. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. IN ORDER TO IDENTIFY CONFLICTS WITH EXISTING CONSTRUCTION AND DIMENSIONAL ERROR, DIMENSIONAL LAYOUT SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DIMENSIONS REQUIRING CORRECTION. DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL REMOVE FROM SITE AND DISCARD ALL CONSTRUCTION DEBRIS AT APPROVED DISPOSAL SITE.

13. CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF CONSTRUCTION. PROVIDE TEMPORARY BARRICADES TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION WORK.

SITE PHOTOS



looking west on 43rd st





view from victory drive, looking north

empty lot east of property



view from empty lot east of property

array design
SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:
31 AUGUST 2026

Date: 22 JULY 2026
Title:
COVER SHEET: SITE PLAN & PROJECT INFORMATION
Drawing No.
A-0.0

NOT RELEASED FOR CONSTRUCTION

TOTAL AREA=
0.062 ACRE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

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ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. CHATHAM COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13051C0161C DATED 8/16/2018.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE ADDRESS IS LISTED AS: 207 WEST 43RD STREET, SAVANNAH, GEORGIA 31401

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 2-0074-22-006

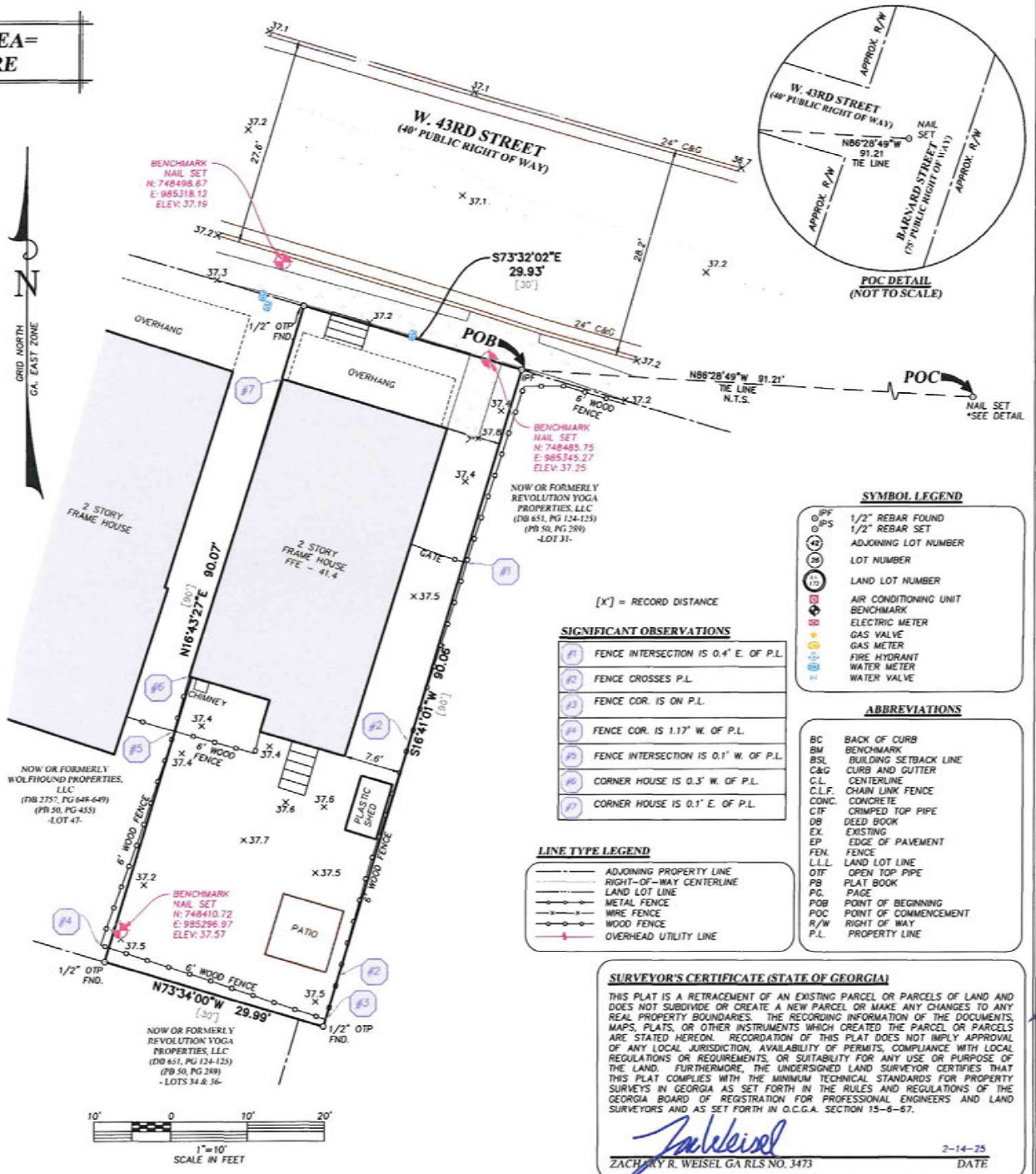
CURRENT OWNER AT TIME OF SURVEY: LINDSAY NIX (DB 373 0, PG 665)

DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

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[X'] = RECORD DISTANCE

SIGNIFICANT OBSERVATIONS

#1	FENCE INTERSECTION IS 0.4' E. OF P.L.
#2	FENCE CROSSES P.L.
#3	FENCE COR. IS ON P.L.
#4	FENCE COR. IS 1.17' W. OF P.L.
#5	FENCE INTERSECTION IS 0.1' W. OF P.L.
#6	CORNER HOUSE IS 0.3' W. OF P.L.
#7	CORNER HOUSE IS 0.1' E. OF P.L.

SYMBOL LEGEND

IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
(4)	ADJOINING LOT NUMBER
(36)	LOT NUMBER
71 / 172	LAND LOT NUMBER
	AIR CONDITIONING UNIT
	BENCHMARK
	ELECTRIC METER
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	WATER METER
	WATER VALVE

LINE TYPE LEGEND

	ADJOINING PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
	LAND LOT LINE
	METAL FENCE
	WIRE FENCE
	WOOD FENCE
	OVERHEAD UTILITY LINE

ABBREVIATIONS

BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ZACHARY R. WEISEL GA RLS NO. 3473 — DATE 2-14-25

REVISION	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
LINDSAY NIX
(BEING LOT NUMBER FORTY-FIVE, NORWOOD WARD)
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
FEBRUARY 14, 2025

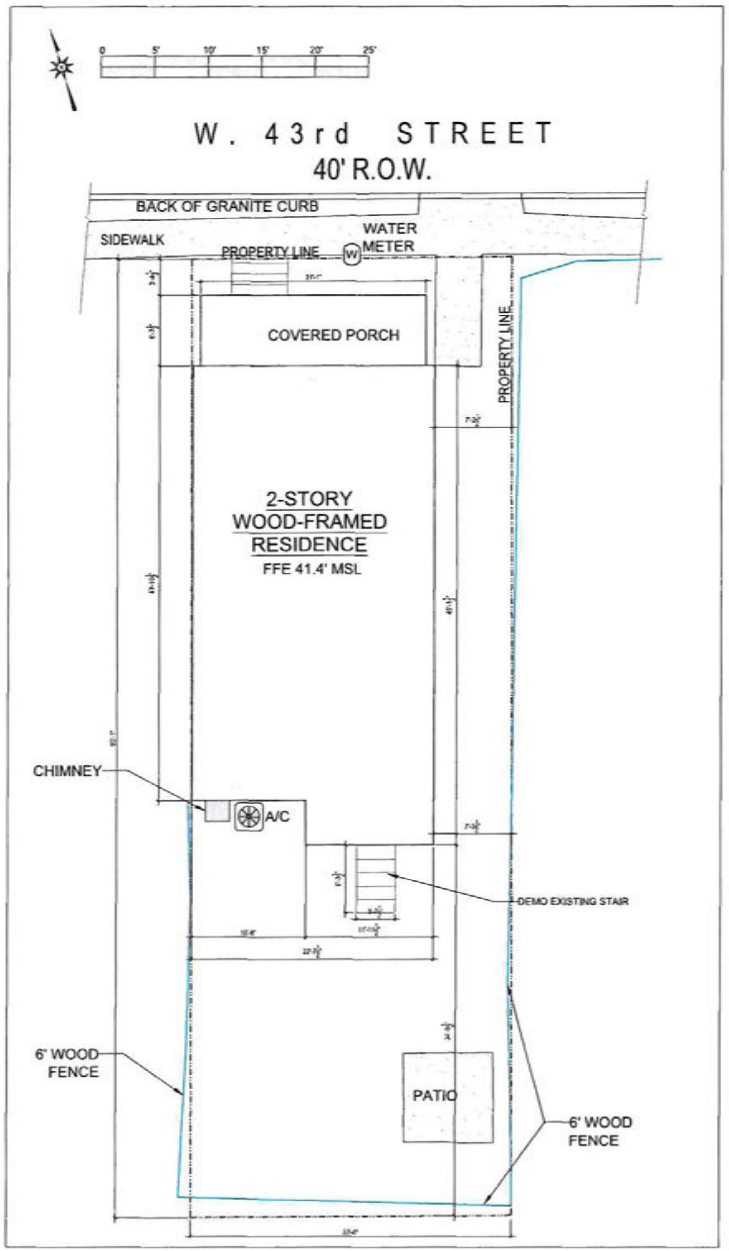
GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia LSF 001603 Gunnin Land Surveying LLC

GEORGIA REGISTERED No. 3473 LAND SURVEYOR ZACHARY R. WEISEL

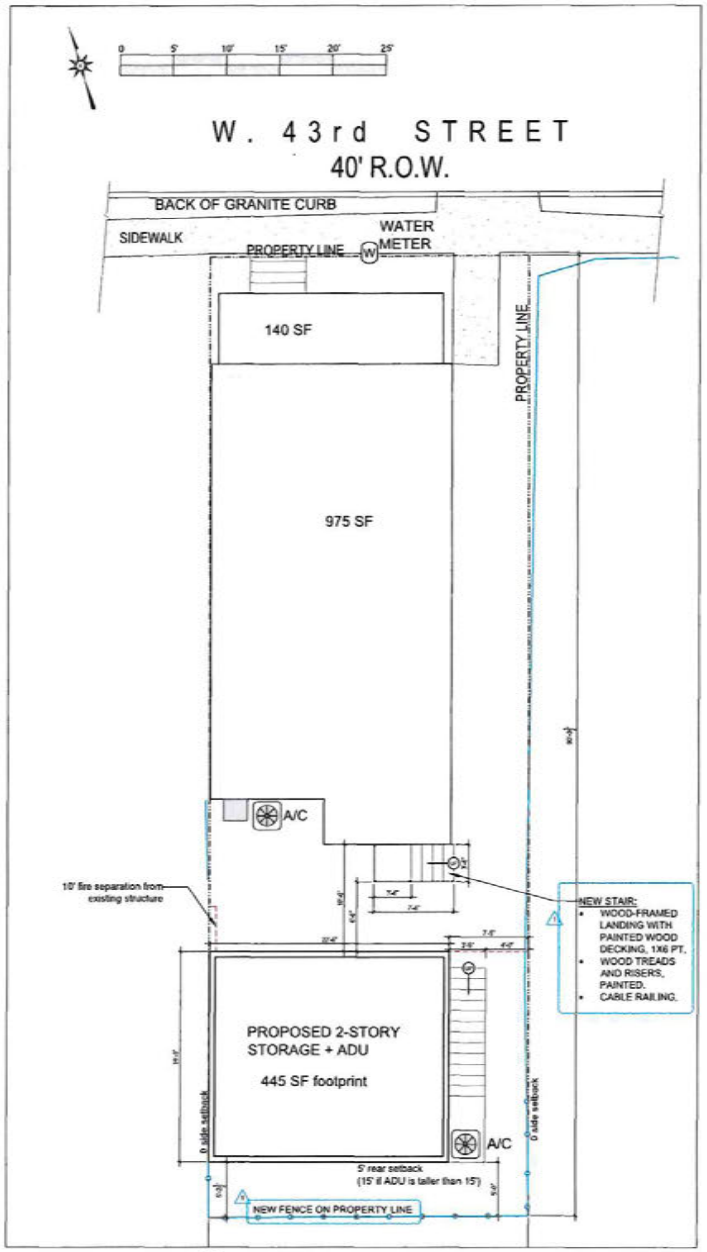
DRAWN BY: PRW
CHECKED BY: ZRW

PROJECT NO. 25006

SHEET	OF
1	1



1 A-0.1 SITE PLAN: EXISTING
SCALE: 3/16" = 1'-0"



2 A-0.1 SITE PLAN: PROPOSED
SCALE: 3/16" = 1'-0"

zoning: TC-1 / traditional commercial

site: 2700 SF
maximum lot coverage: 100%
existing under roof: 1,115 = 41.3%

principal structure:
2-story contributing structure
footprint: 1,115 SF

40% of principal structure footprint = 446 SF

proposed accessory structure under roof: 445 SF

seal

array design
SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

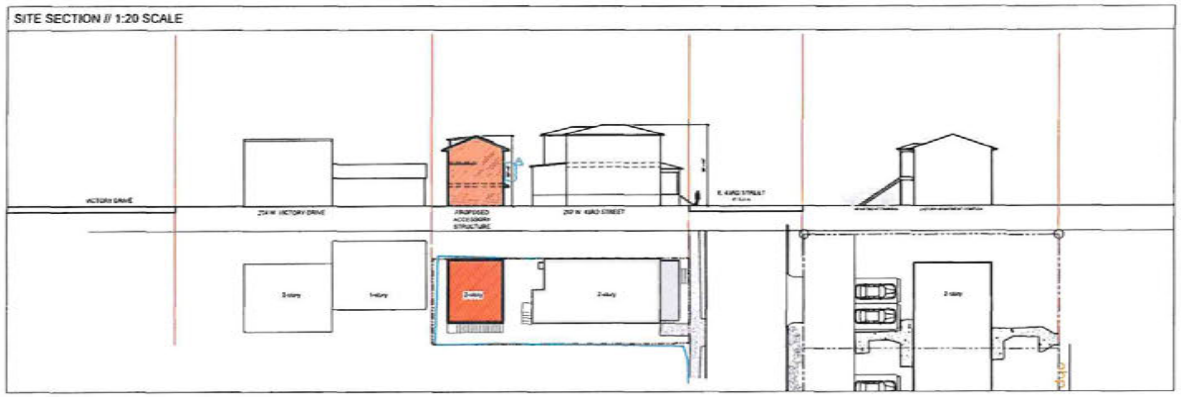
207 W. 43RD STREET
SAVANNAH, GA 31401

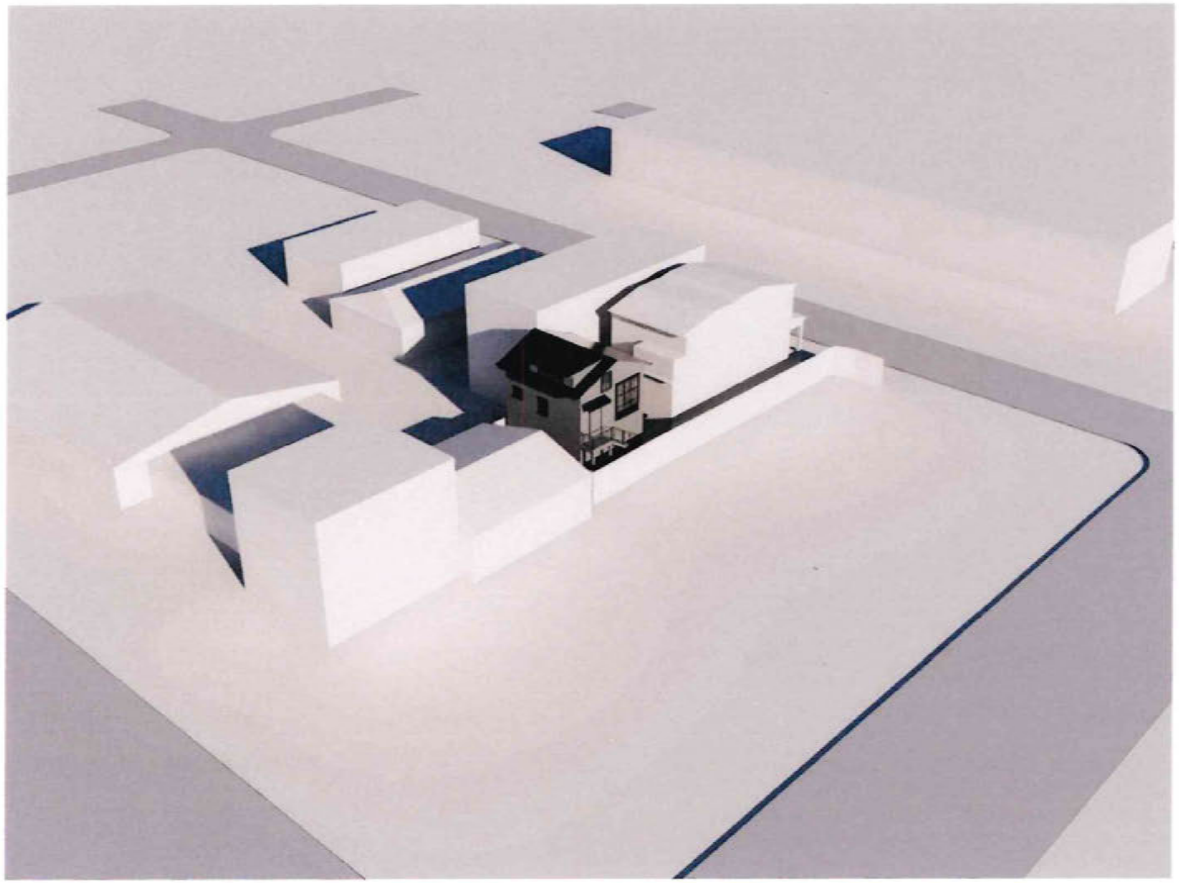
Revisions:
1 31 AUGUST 2026

Date: 22 JULY 2026
Title:
SITE PLANS: EXISTING AND PROPOSED
Drawing No.
A-0.1

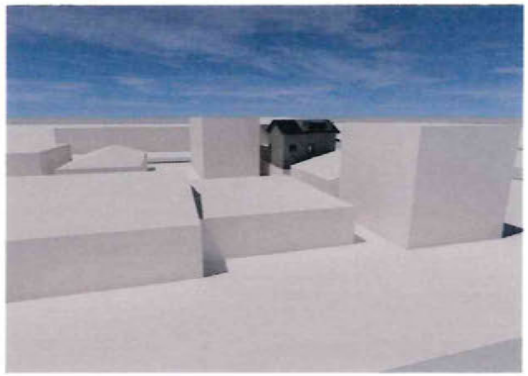
NOT RELEASED FOR CONSTRUCTION

SITE SECTION // 1:20 SCALE











seal

array design

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Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:
1 31 AUGUST 2026

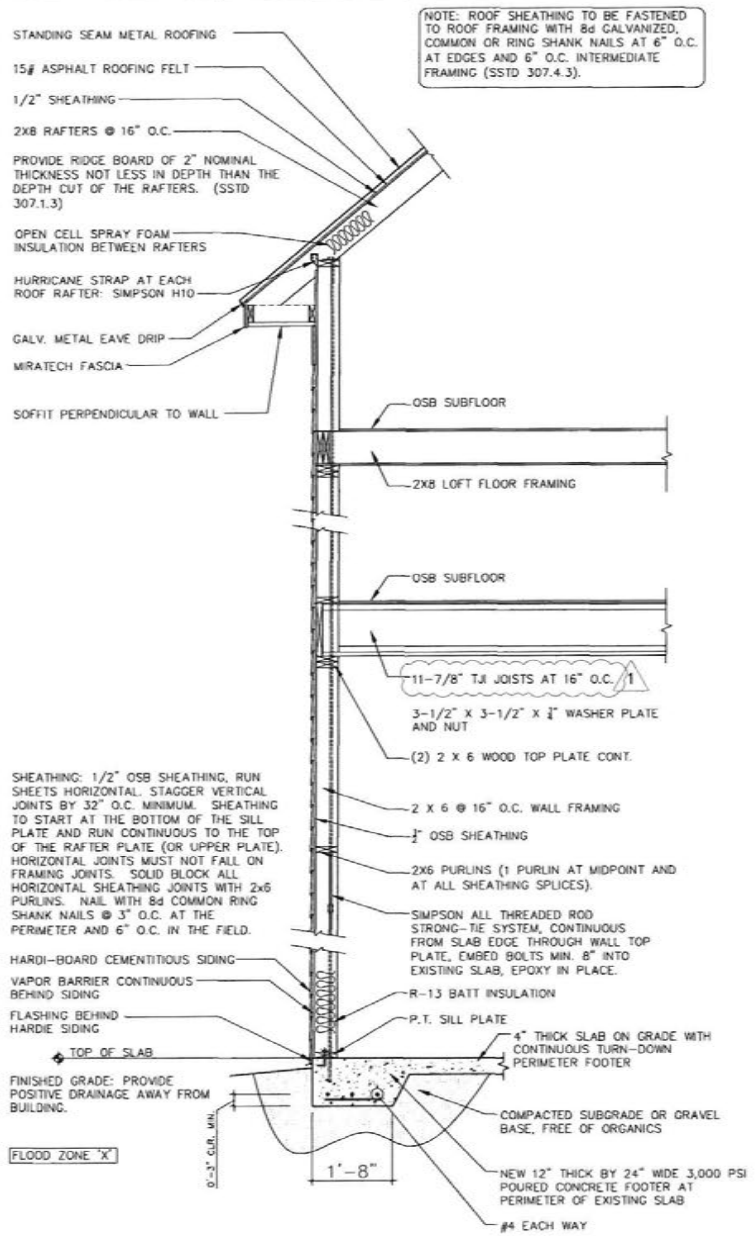
Date: 22 JULY 2026

Title:
SITE SECTION,
MASS MODEL:
SITE VICINITY

Drawing No.
A-0.3

NOT RELEASED FOR CONSTRUCTION

WALL SECTION // NOT TO SCALE



TJI SPAN CHART

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	15'-11"	15'-6"	14'-7"	13'-7"	16'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11¾"	110	20'-2"	18'-5"	17'-4"	15'-9"(1)	20'-2"	17'-8"	16'-4"(1)	14'-4"(1)
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-6"(1)
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-3"(1)
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20'-5"	26'-2"	23'-8"	22'-4"	20'-5"(1)
14"	110	22'-10"	20'-11"	19'-2"	17'-2"(1)	22'-2"	19'-2"	17'-6"(1)	15'-8"(1)
	210	23'-11"	21'-10"	20'-8"	18'-10"(1)	23'-11"	21'-1"	19'-2"(1)	16'-7"(1)
	230	24'-5"	22'-6"	21'-2"	19'-5"(1)	24'-8"	22'-2"	20'-3"(1)	17'-6"(1)
	360	26'-0"	23'-8"	22'-4"	20'-9"(1)	26'-0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	**25'-6"**	**25'-10"**	25'-4"(1)	20'-11"(1)
16"	210	26'-6"	24'-3"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-3"(1)
	230	27'-3"	24'-10"	23'-6"	21'-1"(1)	**27'-3"**	23'-9"	21'-8"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-8"(1)	21'-5"(1)	**28'-8"**	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	**32'-6"**	**29'-8"**	26'-3"(1)	20'-11"(1)

array design
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Registered Architect
912.228.9088

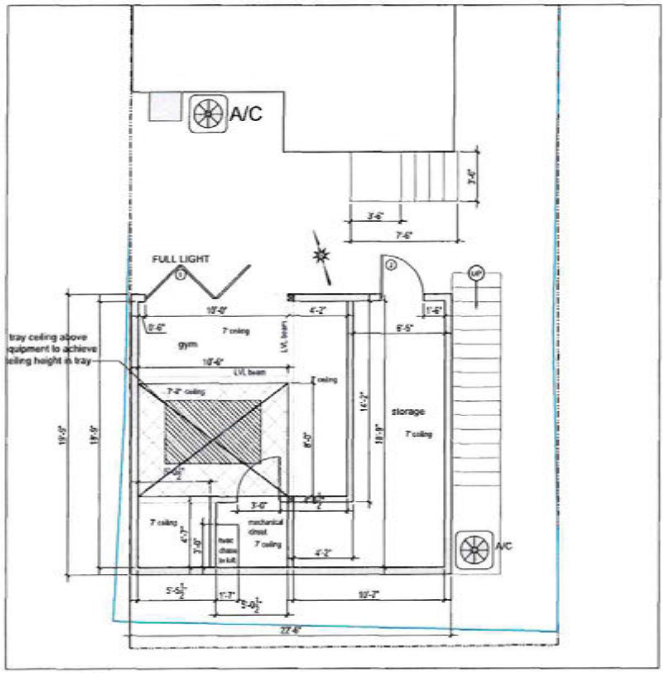
LINDSAY NIX RESIDENCE

207 W. 43RD STREET
SAVANNAH, GA 31401

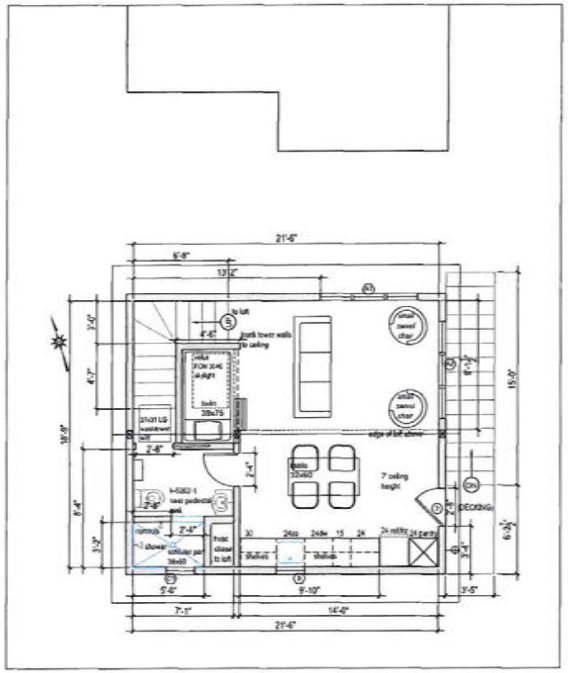
Revisions:
1 31 AUGUST 2026

Date: 22 JULY 2026
Title: WALL SECTION
Drawing No. A-0.6

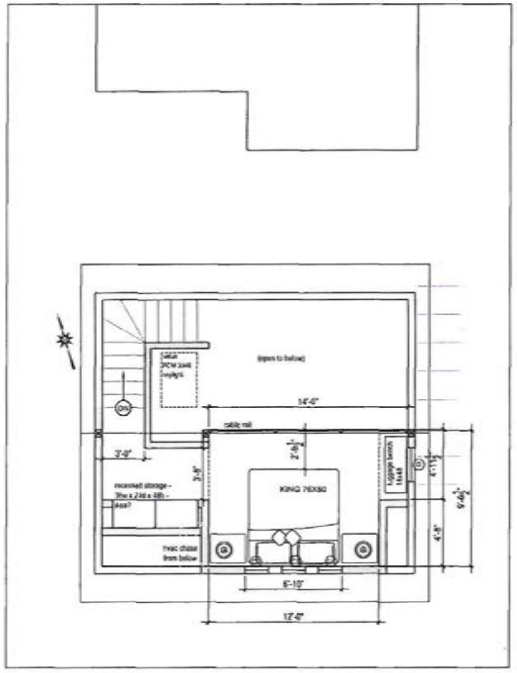
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1 A-1.0 GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"

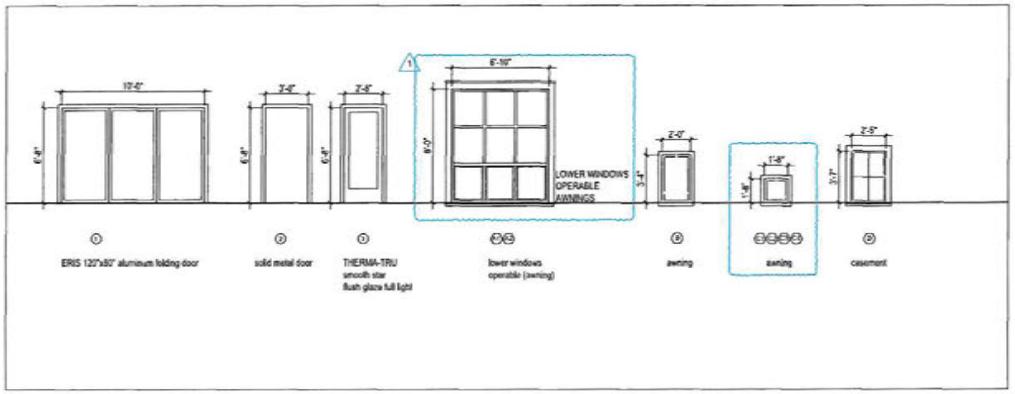


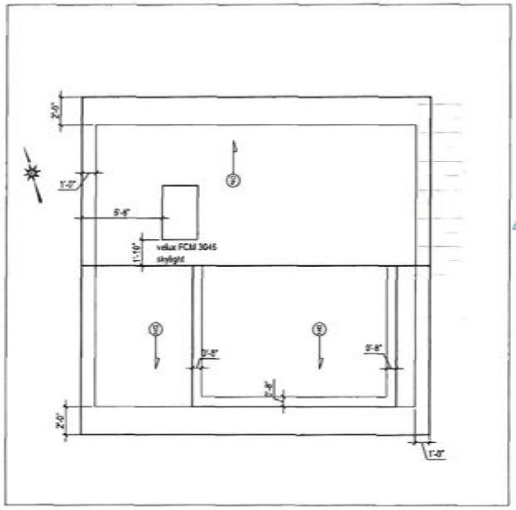
2 A-1.0 SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"



3 A-1.0 LOFT PLAN
SCALE: 1/4" = 1'-0"

DOOR AND WINDOW SCHEDULE





4 A-1.0 ROOF PLAN
SCALE: 1/4" = 1'-0"

seal

array design

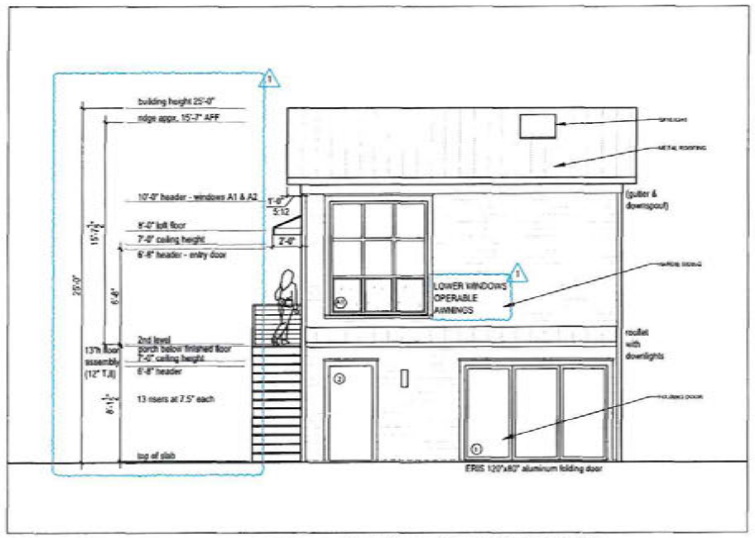
SHAUNA KUCERA
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912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

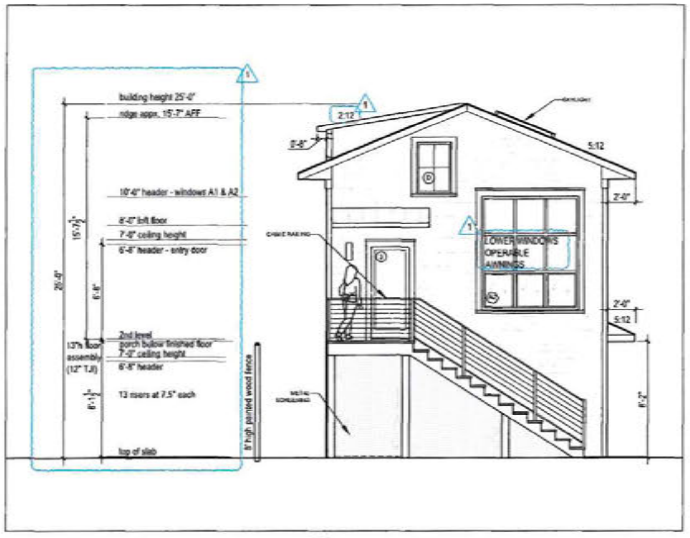
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Date: 22 JULY 2026
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PROPOSED ADU FLOOR AND ROOF PLANS
Drawing No.
A-1.0

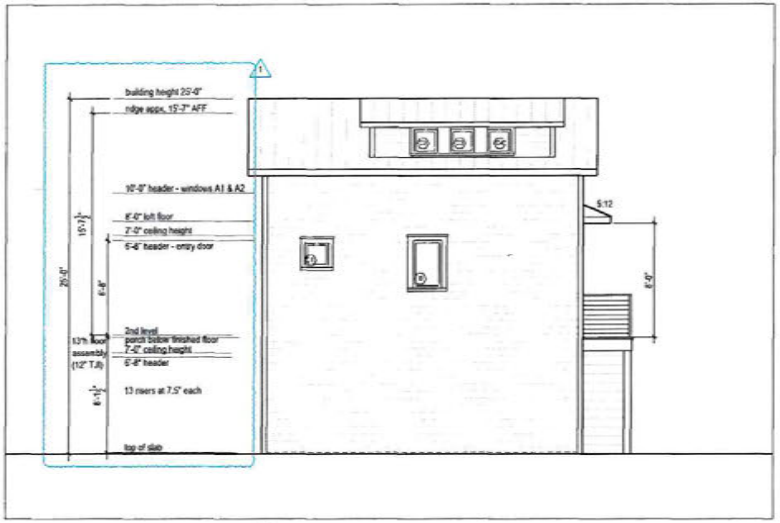
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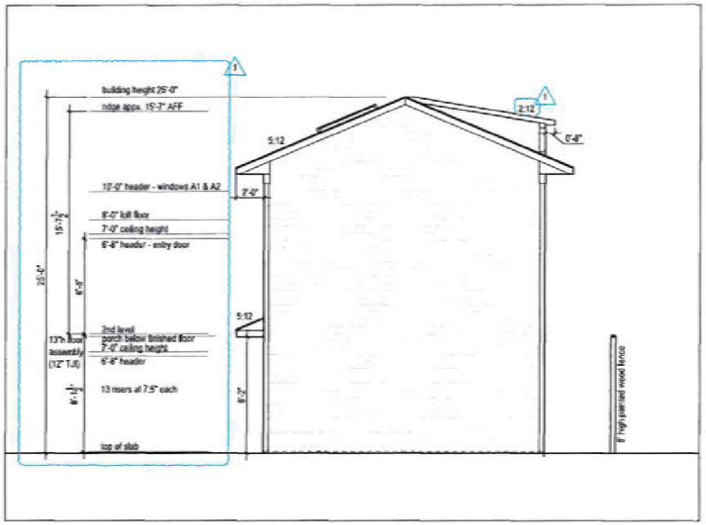
1 A-2.0 NORTH ELEVATION (FACING HOUSE)
SCALE: 1/4" = 1'-0"



2 A-2.0 EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 A-2.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-2.0 WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

seal

array design

SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

207 W. 43RD STREET
SAVANNAH, GA 31401

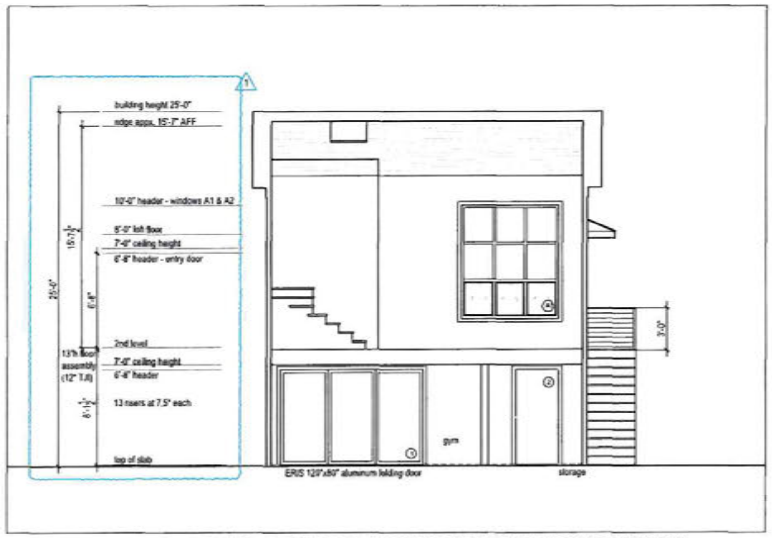
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31 AUGUST 2026

Date: 22 JULY 2026

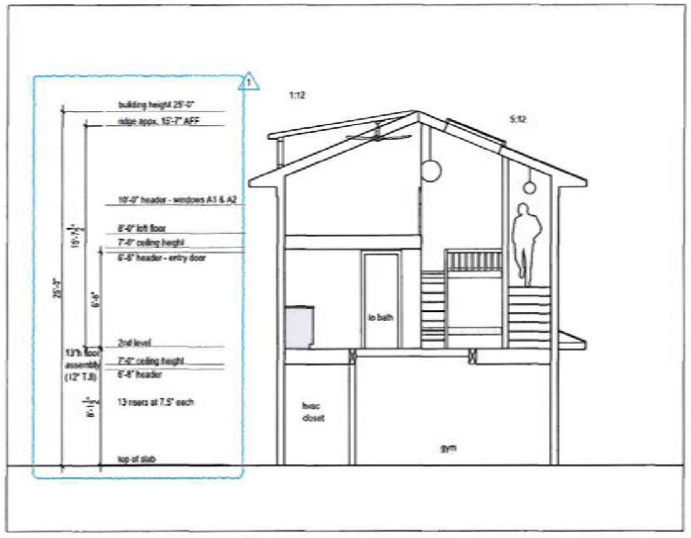
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EXTERIOR ELEVATIONS

Drawing No.
A-2.0

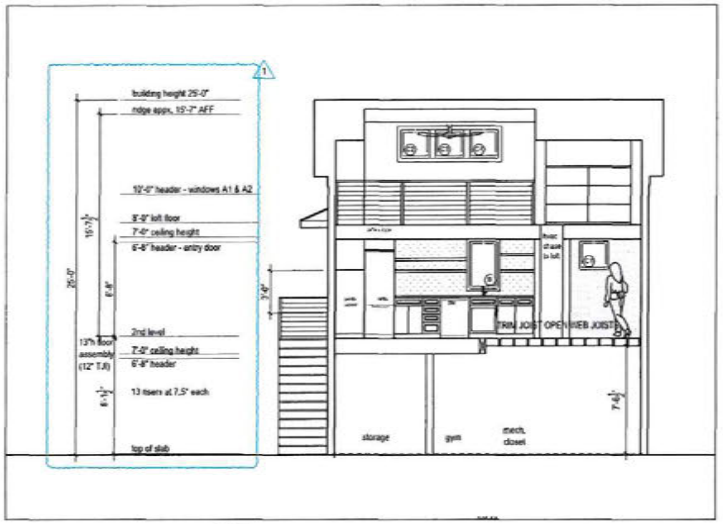
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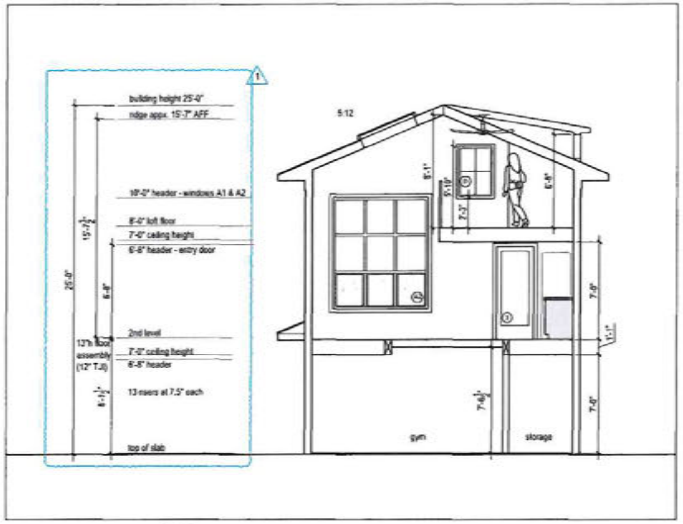
1 A-3.0 BUILDING SECTION LOOKING NORTH (FACING HOUSE)
SCALE: 1/4" = 1'-0"



2 A-3.0 BUILDING SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"

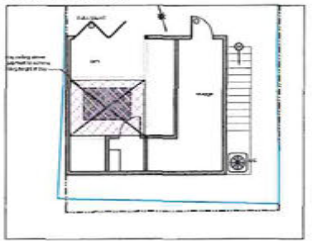


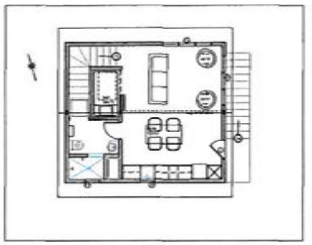
3 A-3.0 BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"

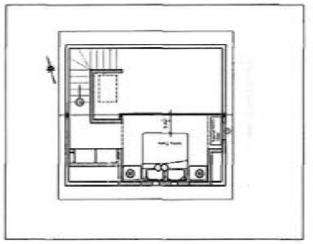


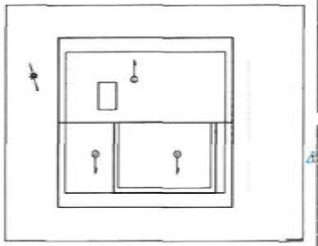
4 A-3.0 BUILDING SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

KEY PLANS:









seal

array design
SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:
31 AUGUST 2026

Date: 22 JULY 2026
Title: BUILDING SECTIONS
Drawing No. A-3.0

NOT RELEASED FOR CONSTRUCTION





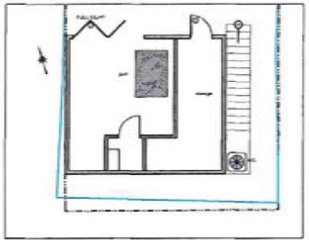


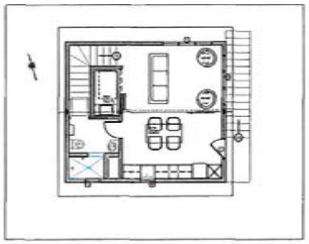


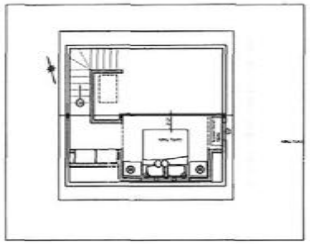


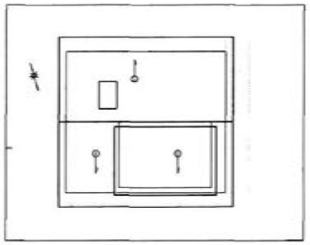


KEY PLANS:









seal

array design

SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026

Title:

INTERIOR RENDERINGS

Drawing No.

A-4.0

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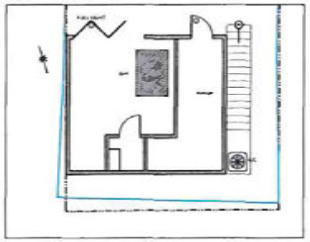


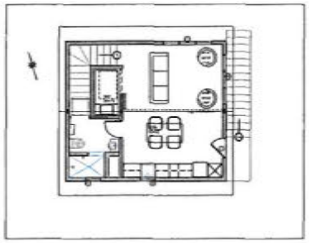


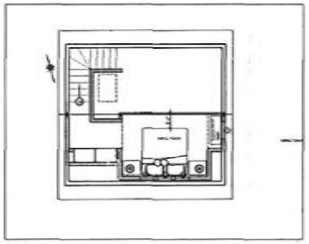


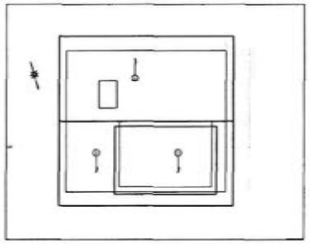


KEY PLANS:









seal

array design

SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026

Title:

MASS MODEL

Drawing No.

A-4.1

NOT RELEASED FOR CONSTRUCTION

Docusign Envelope ID: 173BDB4E-9178-86A3-815B-E6D587E83DD9

CITY OF SAVANNAH
HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Array Design, Shauna Kucera**
MPC File No.:	**26-003779-COA**
Address:	**207 West 43rd Street**
PIN:	**20074 22006**
Zoning:	**TC-1**
Staff Reviewer:	**Caitlin Chamberlain**
Date:	**September 23, 2026**

NATURE OF REQUEST:
The applicant is requesting approval to construct an accessory dwelling unit at the rear of 207 West 43rd Street, as well as new wood fencing.

The project also includes a variance recommendation request for relief from the standard that reads:

> *Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane. [Sec 8.7 - Accessory Structures and Uses]*

To allow for a setback of 5 feet, which would allow for the required 10-foot separation between the principal building and the ADU.

CONTEXT/SURROUNDING AREA:
207 West 43rd Street was built in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is situated between Barnard and Jefferson Streets, closer to the Barnard Street side. There is no lane behind this portion of West 43rd Street.

PROJECT HISTORY:

This project was first presented to the Historic Preservation Commission at the August 26, 2026, meeting where it was continued to the September 23, 2026, meeting. The decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the proposal to construct an accessory dwelling unit and wood fence at the property located at 207 West 43rd Street, to the

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September 23, 2026, Historic Preservation Commission Meeting, to allow the applicant time to address the following:

1. *Change the large, fixed windows to an approved operable type, such as operable casement windows.*

The revised plans show that the lower windows will be operable awning windows. This standard is now met.

2. *Confirm on the drawings that the pitch of the shed roof meets the standard.*

This is now shown on the drawings as 5:12 and thus, the standard is met.

3. *Reduce the building height from 26'7" to meet the 25-foot maximum or apply for a variance to potentially maintain the height as presented.*

The height has been reduced to 25 feet.

4. *Ensure that there is 5 feet between the fence and the ADU on all sides, as well as the building on the adjacent lot, and show on drawings.*

The standard is now met.

5. *Apply for a variance to potentially allow for a reduction of the rear setback from 15 feet to 5 feet.*

The applicant will be applying to the ZBA for this and seeks the HPC's recommendation for this request.

6. *Provide information on the reconfiguration of the rear uncovered stairs on the main house.*

This is also now included on the drawings.

FINDINGS:

The following standards from the Article 5 - Base Zoning Districts apply:

(TC) Traditional Commercial District Development Standards. *Development in any TC-district shall meet the development standards as set forth below.*

TC-1 Development Standards for Permitted Uses.

TC-1 Maximum Building Coverage. *None*

While there is no maximum coverage in TC-1, the inclusion of the ADU will not bring the lot to 100% coverage.

TC-1, Building Setbacks (ft), For blocks with contributing structures.

Front yard: average of block face

Side yard (interior): 10 (min). There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

Side yard (corner): average of block face

Rear yard: 10 (min)

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The front yard setback does not apply. The side yard setbacks can be on the zero-lot line because of the site being within a TC zoning district. Since the parcel is not on a corner lot, the corner side setback does not apply. The rear setback will be subject to the section of the ordinance that deals with accessory buildings.

> ***TC-1, Height (max).*** *3 stories up to 45 ft.*

The building is 2 stories and 25' which will be addressed in the accessory building standards.

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

> ***Secretary of the Interior's Standards and Guidelines for Rehabilitation.*** *Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.*
>
> > ***Secretary of the Interior's Standards 2– Historic Character.*** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The ADU is completely separate from the historic house and will not affect the historic character or integrity of the house.

> ***Visual Compatibility Criteria.*** *To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*
>
> > ***Height.*** *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The height has been revised to meet the 25' maximum for ADUs.

> > ***Width.*** *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The standard is met.

> > ***Scale.*** *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The standard is met.

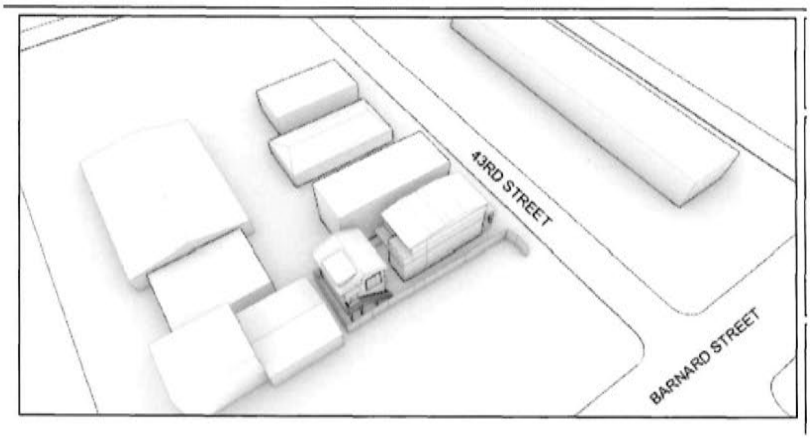
> > ***Setbacks.*** *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The setbacks align with the principal building and meet the standard.

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> ***Rhythm of Building or Structure.*** *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

There is adequate space between the principal building and the ADU, which allows for visual compatibility. There is an uncommon arrangement with the lack of a street or lane at the rear of the property, which has created a situation of buildings on the opposite side being closer than they would be if they were across a lane. As seen in the image below, there is still an appropriate spacing and rhythm.



> ***Openings.*** *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

There are some asymmetrical spacing to the openings on the building. The lower level will largely not be seen due to a proposed 8' fence which may favor the visual compatibility if only the top level of windows is seen.

> ***Projections.*** *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The standard is met.

> ***Materials.*** *The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The standard is met. The materials include:

- Smooth Hardie fiber cement siding
- Standing seam metal roofing
- Velux fixed curb mounted skylights
- Aluminum clad wood windows and doors
- Stained wood fencing

Docusign Envelope ID: 173BDB4E-9178-86A3-815B-E6D587E83DD9

- Painted wood stair and handrail
- Metal screening below porch stairs (likely concealed behind 8' fence)
- Cylinder 2-light wall sconces

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

A gable roof with a dormer is proposed. The standard is met.

Streetcar Historic District Design Standards.

New Construction, Additions, and Alterations. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar 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 resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation 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.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings

The standard is met.

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

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

Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

The foundation will be concrete slab and as per usual with ADUs, the 30" is not necessary due to the shorter height requirements and smaller scale.

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

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

The standard is met.

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

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> ***Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions.*** *Brick, stone, wood, true stucco, and wood or fiber cement siding.*

Smooth Hardie fiber cement siding is proposed. The standard is met.

> ***Windows, New construction, alterations to non-contributing resources, and additions.***
>
> ***Materials, Windows, New construction, alterations to non-contributing resources, and additions.***
>
> *Window casings and sashes shall be made of PVC, metal, wood or clad wood material.*

The windows are proposed to be clad wood.

> *Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.*

Clear glass is proposed.

> ***Configuration, Windows, New construction, alterations to non-contributing resources, and additions.***
>
> *Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.*

There are a few varieties of windows on the building. The large windows and smaller casement windows are taller than they are wide. The accent windows in the dormer are square.

> *Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.*

The standard is met. Since the last meeting, the large, fixed windows have now changed to have operable awning windows on the bottom rows.

> *Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.*

Per the provided product specs, the standard is met.

> *Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.*

The standard is met.

> *All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.*

The ground floor façade will be concealed behind an 8-foot wood fence.

> ***Doors/Entrances, New construction, alterations to non-contributing resources and additions.***

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Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

Doors shall not have a decorative diamond inset or half-moon inset.

The standards are met.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*

Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.

Prohibited material: Vinyl.

The standard is met.

Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

Cable railings are proposed between upper and lower rails, this has been approved on other projects within the Streetcar Historic District. These will still have 4" spacing and meet the 36" height limit.

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

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

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

Metal roofs shall have a metal drip edge covering all edges.

The standards are met.

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

Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12.

The pitch of the shed roof is 5:12. The standard is met.

Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.

The gable roof is 5:12. The standard is met.

Skylights and roof vents may be permitted if integrated into roof design.

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The standard is met.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

The standard is met.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The standard is met.

Mechanical Equipment and Refuse. *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.

The standard is met.

Roof mounted equipment and HVAC units shall be screened from view from the street.

The HVAC unit will be behind the fence and thus screened.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Source Type: White light source only.

The standard is met.

Accessory Structures. *(including garages, carports and accessory dwellings units, excluding fuel canopies). In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:*

New accessory structures shall be located in the rear yard.

The standard is met.

New accessory structures shall be in scale with other contributing accessory structures on the lane.

There are no other contributing accessory structures on this block, and there is also no lane.

The height and mass of the primary building shall not be exceeded by any new accessory structure on the same parcel.

Docusign Envelope ID: 173BDB4E-9178-86A3-815B-E6D587E83DD9

The height of the ADU does not exceed that of the primary building, where the ADU is 25' and the main house is 28'.

Accessory structures shall not be more than two (2) stories tall.

Two stories are proposed.

New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.

There is no lane nor is there a garage.

Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

This is in TC-1 which allows for zero lot setbacks, which also aligns with the principal building.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials. *Wood, iron, brick, true stucco over concrete block, smooth fiber cement, and extruded aluminum.*

A stained wood fence is proposed.

Fencing and Walls, Configuration.

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

The fence is proposed to be 8 feet.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The standard is met.

The following standards from the Sec 8.7 - Accessory Structures and Uses apply:

Accessory Structures and Uses, Generally. *All accessory structures and uses shall be consistent with all standards of the base zoning district (Article 5.0), any applicable overlay district (Article 7.0) and any applicable use standards (Article 8.0), except as expressly set forth below. Accessory structure and uses shall:*

Be accessory and clearly incidental and subordinate to a permitted principal use. No accessory use may be established on a site prior to the establishment of a permitted principal use.

Be located on the same property as the principal use or structure.

Not involve uses or structures not in keeping with the character of the principal use or principal structure served.

Be located within a district that permits the principal use.

Not be erected in any required setback area, except as expressly set forth in this Ordinance.

A parcel shall include only one accessory dwelling unit or one caretaker's dwelling unit.

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The above standards are met.

Accessory Dwelling Units (not including Caretaker's Dwelling Unit). *One (1) accessory dwelling unit shall be permitted as an accessory use to a principal dwelling located in the A-1, RSF-, RTF-, RMF-, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the gross residential density calculations. Manufactured homes, shipping containers, recreational vehicles, and travel trailers shall not be used as accessory dwelling units. For such use, the following shall apply:*

Accessory Dwelling Units, Location.

Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet.

The standard is met for the side-yard setbacks, and the principal structure would be 10 feet from the new ADU. There is a set of uncovered exterior stairs on the main house that is proposed to be reconfigured. The uncovered stairs are not part of the enclosed structure, but their reconfiguration would allow for more space between the buildings.

Accessory Dwelling Units, Building Size.

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.

The footprint of the principal building is 1115 sf and the ADU would have a footprint of 445 sf, which meets the standard.

The accessory dwelling unit shall contain no more than one (1) bedroom.

There is only one bedroom proposed.

Accessory Dwelling Units, Architectural Style. *Such use shall be designed in a similar architectural style as the principal dwelling. If the site is located within an overlay district, the standards of the overlay district shall apply.*

The architectural style is compatible yet differentiated from the main house. The building form of a 2-story wood frame structure with a gable roof is similar.

Accessory Dwelling Units, Parking and Access.

If parking is provided for the accessory dwelling, it shall be provided on the same lot on which the principal dwelling is located.

Where there is no lane and parking is provided, the parking space shall be served by the same driveway as the principal dwelling.

There is no lane. The driveway on the side of the house is an existing condition which would meet the standard.

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Accessory Dwelling Units, Height.

Accessory dwelling units shall not exceed 25 feet or the height of the principal building, whichever is less.

The proposed structure is 25' which meets the standard.

Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.

The ADU is taller than 15' in height, and it does not abut a lane. The rear setback is shown to be 5' which does not meet the standard. However, there is not enough space on the lot to meet the required 10' separation from the principal building and have a 15' rear setback. The applicant will be pursuing this variance from the ZBA.

The following standards from the Sec 3.21.10 Variance Criteria apply:

Variance Criteria.

Criteria for Approval. *The responsible review authority shall make a finding that the variance criteria does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be provided:*

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.

This variance would be consistent with the intent of the Ordinance and Comprehensive Plan which encourages additional housing, and is not detrimental to the public health, safety, and welfare of the neighborhood.

Special Conditions.

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.

The depth of the lot will not allow for the 10-foot building separation and the 15-foot lane setback for an accessory structure exceeding 15 feet not abutting a lane. There is also the less common situation where there is no lane behind this block, where there could otherwise be up to a 5' rear setback to allow for a turning radius into a garage.

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

The lot conditions and lack of a lane are not a result of actions taken by the applicant.

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.

This does not appear to be purely financial in nature.

Literal Interpretation. Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the

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> *same zoning district under the terms of the Ordinance and would result in unreasonable hardship on the applicant.*

Other properties in this zoning district have lane access or have access to a lot dimension that would allow for a 10-foot building separation and a 15-foot rear setback. This is a unique situation to this block.

> *Minimum Variance. The variance, if granted, shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.*

The request is to reduce the setback to 5' which is the minimum variance necessary to make the project possible.

> *Special Privilege Not Granted. The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.*

This request does not grant any special privileges.

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DECISION:

The Savannah Historic Preservation Commission does hereby approve the request to construct an accessory dwelling unit at the rear of 207 West 43rd Street, as well as new wood fencing, as requested because the proposed work is visually compatible and meets the standards.

AND

The Historic Preservation Commission recommends approval to the Savannah Zoning Board of Appeals, for relief from the standard that reads:

Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane. [Sec 8.7 - Accessory Structures and Uses]

To allow for a setback of 5 feet, which would allow for the required 10-foot separation between the principal building and the ADU, because the variance criteria are met.

DocuSigned by:
10408D58886448D...
Jeff Notrica, Chair — **09/23/2026** **Date**

DocuSigned by:
Melanie Wilson
A1B98DC12DF42A...
Melanie Wilson, Executive Director & CEO
Chatham County-Savannah Metropolitan Planning Commission — **09/23/2026** **Date**

DocuSigned by:
Caitlin Chamberlain
7C174D883A9C455...
Caitlin Chamberlain, Director of Historic Preservation & Urban Design
Chatham County-Savannah Metropolitan Planning Commission — **09/23/2026** **Date**

This decision will expire on 09/23/2028.

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, all plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the plans approved by the Historic Preservation Commission. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

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CERTIFICATE OF APPROPRIATENESS

Historic District: Streetcar

File #: **26-003779-COA** Approval Date: **09/23/2026**

Address: **207 W. 43rd St.**

Work Approved:

New Construction, Small (Parts I & II)

Fence

Note: This should be posted in a conspicuous location next to the building permit & visible to the public. Remove this sign once the work has been completed.

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

Planning the Future - Respecting the Past

www.thempc.com 110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246 PHONE 912-651-1440 FACSIMILE 912-651-1480

Docusign Envelope ID: 173BDB4E-9178-86A3-815B-E6D587E83DD9

NEXT STEPS

You have received a Certificate of Appropriateness for exterior work within an Historic District … what are the next steps?

You may need a building permit.

Contact the City of Savannah *Development Services Department* at 20 Interchange Drive (912)-651-6530 to determine if a building permit is required. If a building permit is required, we will need to stamp your permit plans.

Please submit (1) digital set of permit plans to the MPC's *Historic Preservation Department* for a stamp. The electronic copy may be emailed to historic@thempc.org.

You may also need an encroachment permit.

If your project encroaches into the public right-of-way, you will also need an encroachment permit. Contact the City of Savannah *Real Estate Services Department* at 20 Interchange Drive (912)-651-6524 to determine if an encroachment permit is required.

Please contact the MPC's *Historic Preservation Department* at (912)-651-1440 or historic@thempc.org if you have any questions regarding the review, and/or stamping, of permit plans.

PARID: 20074 22006
NIX LINDSAY 207 43RD ST W

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
NIX LINDSAY			207 W 43RD ST SAVANNAH GA 31401

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
NIX LINDSAY		207 W 43RD ST		SAVANNAH	GA	31401

Parcel

Status	ACTIVE
Parcel ID	20074 22006
Category Code	RES - Residential
Bill #	3023270
Address	207 W 43RD ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31401-
Neighborhood	19199.00 - S199 SISTER CT 2
Total Units	
Zoning	TC-1
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT 45 KINGSVILLE NORWOOD WARD
Acres	.062
Deed Book	373O
Deed Page	665

Permits

Permit #	Permit Date	Status	Type	Amount
10-0534B-1	02/22/2010	Complete	RN - RENOVATIONS	$25,000.00
10-0532B-2	02/11/2010	Complete	DM - DEMOLITION	$500.00

Inspection

Inspection Date	Reviewer ID
03/29/2023	EPORTER
07/24/2020	EPORTER
05/10/2016	EPORTER

04/03/2012	LALOWRIM
01/27/2011	PSMILLER

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
11/09/2011	149,350	U	WD	373O - 665	FEDERAL NATIONAL MORTGAGE ASSOCIATION	NIX LINDSAY
09/06/2011	183,878	U	DS	372K - 668	DUNNING WILLIAM M JR & KRISTA C*	BANK OF AMERICA NA
09/06/2011	183,878	U	WD	372K - 672	BANK OF AMERICA NA	FEDERAL NATIONAL MORTGAGE ASSOCIATION
05/16/2006	225,000	Q	WD	306Y - 0251	CONCEPT CONSTRUCTION & RE	DUNNING WILLIAM M JR &
06/29/2005	86,500	Q	WD	290H - 0738	WOODS LAURETTE	CONCEPT CONSTRUCTION & RE

Land

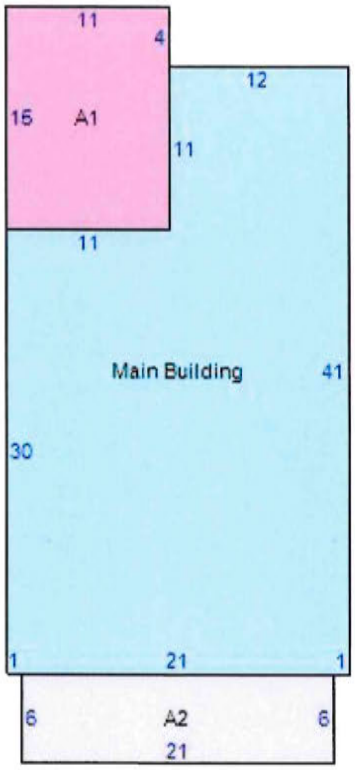
Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	2,700
Acres	.062
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Residential Building

Card #	1
Actual Year Built	1910
Effective Year Built	2000
Type	1 - Single Family Residence
Style/Stories	2 - TWO STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	1,809
Basement Area	0
Finished Basement Area	No
Bedrooms	3
Full / Half Baths	2 / 0

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2024	125,000	332,100	457,100	
2023	125,000	271,400	396,400	
2022	90,000	253,100	343,100	
2021	25,000	234,100	259,100	
2020	25,000	184,800	209,800	
2019	25,000	184,800	209,800	
2018	25,000	138,600	163,600	
2017	18,900	140,000	158,900	
2016	18,900	100,800	119,700	



Item	Area
Main Building	822
A1 - 100:100- LIVING SPACE	165
A2 - 904:904-Slab Porch (SF) with Roof	126


03/29/2023

Chatham County Savannah Metropolitan Planning Commission

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Application Fee
Bill Date: 08/01/25
Customer Name : shauna kucera
Address of Project : 207 w 43rd street
Project Type : ZBA variance application - residential
Amount: $620.00

Subtotal:	**$620.00**
Site fee:	**$20.91**
Payment total:	**$640.91**

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