



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



Zoning Board of Appeals Application

26-003712-ZBA



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): 1221 Richards Street Savannah, GA PIN for 1221 Richards St. is 20019 04002
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.): _____
Total acreage or SF of the subject property: 1221 Richards St is .062 acreage
Zoning District(s): Residential Single Family - 5 (RSF-5)
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:** requesting a side setback deduction from 5ft to 2ft. Due to the current setback being 2ft. As it stands the existing residence located at 1221 Richards St. is 16ft long by 12ft wide. The proposed addition will add another 8 ft in length 12ft wide. Bring the total size of 1221 to 24 ft long by 12 ft wide. (please see drawings attached) upon approval the owner and a licensed contractor will apply for a building permit & covert this boardedup eyesore into inhabitable housing theCOS can be proud of and collect utility payments

☐ **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.** requesting to also get credit for nonconforming parking for 1221 Richards Street

☐ **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 # _____ and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): A & I Legacy Group LLC

Registered Agent: Irvin Riley Jr

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

Address: 6 Buxton Avenue

City, State, Zip: Savannah, GA 31407

Telephone: [REDACTED]

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): n/a

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

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): n/a

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) n/a, I (we) authorize _____ (Agent Name) of _____ (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): _____

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

Signature(s) N/A Date _____

Witness Signature Certificate

State of Georgia

County of _____

Signed or attested before me on _____ by _____
Date (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 _____

Signature of Notary Public

(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: _____

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: <u>Irvin P. Riley Jr.</u>	DocuSigned by: <u>Irvin P. Riley Jr.</u> AB48D77C9BAD406...	<u>7/13/2026</u>
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)

COMPLETE INTERIOR & EXTERIOR RENOVATION-REPAIR
A & I LEGACY GROUP LLC
1221 RICHARDS STREET
SAVANNAH, GA. 31415
PIN#2-0089-16008 ZONE-RSF 5-RESIDENTIAL SINGLE FAMILY-5
FLOOD ZONE X_500, X

CURRENT LOT COVERAGE= 192 SQ. FT.=0.711%
CURRENT LOT COVERAGE= 240 SQ. FT.=0.89%
TOTAL LOT COVERAGE= 432 SQ. FT.=1.601%

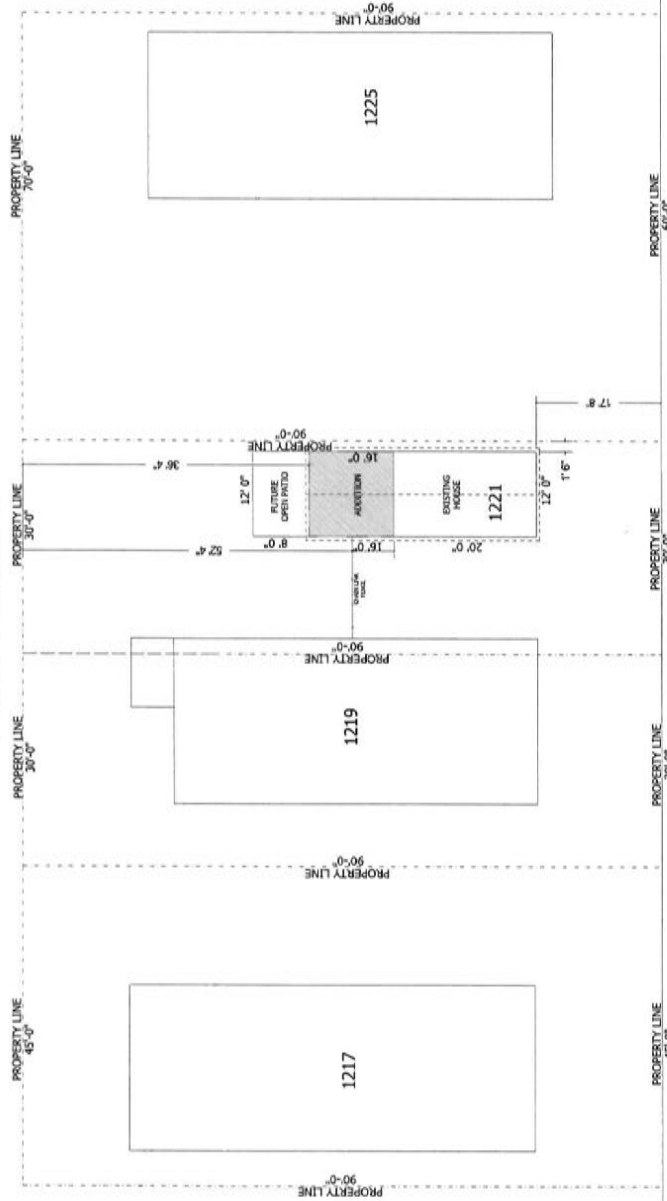
BUILDING CODE DATA

INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL RESIDENTIAL CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
NATIONAL ELECTRICAL CODE 2023
INTERNATIONAL PLUMBING CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2015
INTERNATIONAL FIRE CODE 2018
LIFE SAFETY CODE, NFPA 101 2018
RESIDENTIAL PRESCRIPTIVE CODE 2018

THESE DRAWINGS SERVE AS A GENERAL GUIDE AS TO CONSTRUCTION OF THIS RESIDENCE.
DMW DRAFTING AND DESIGN IS NOT LIABLE FOR RESIDENCE NOT CONSTRUCTED AS PER LOCAL
AND INTERNATIONAL BUILDING CODES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
STRUCTURAL ASPECTS PERTAINING TO THIS STRUCTURE, SIZING OF ALL JOISTS, RAFTERS,
BEAMS, BRACING, CONCRETE WALLS, FOOTINGS ETC. ARE THE DUTIES OF QUALIFIED CONTRACTOR.



CITY ACCESS LANE



GRASS BUFFER

RICHARDS STREET

EAGLE STREET

1 OF 1 SHEETS

PROPOSED (NEW)

001-2025

DATE ISSUED

08-22-2025

DATE REVISION

09-20-2025

DATE REVISION

11-22-2025

DATE REVISION

11-24-2025

COMPLETE INTERIOR & EXTERIOR RENOVATION-REPAIR
A & I LEGACY GROUP LLC

1221 RICHARDS STREET

SAVANNAH, GEORGIA 31415

CONTRACTOR:

DMW DRAFTING AND DESIGN
ARCHITECTURAL/MECHANICAL DRAFTING & SYSTEMS DESIGN

CELL: 912/631-1777

E-Mail: wallacedm@aloo.com

DMW DRAFTING AND DESIGN

ARCHITECTURAL/MECHANICAL DRAFTING & SYSTEMS DESIGN

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CELL: 912/631-1777

E-Mail: wallacedm@aloo.com



DONTRE M. WALLACE
DRAFTSMAN

RESIDENTIAL PRESCRIPTIVE CODE 2018

6. Provide metal lintels over all window and door openings.

13-2025	24-2025
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yahoo.com

DONTRE M. WALLACE
DRAFTSMAN

- * NEW 2x4 INTERIOR STUD FRAMED WALL
- = EXISTING TO BE DEMOLISHED OR REMOVED
- = EXISTING 8" BLOCK WALLS
- = EXISTING STUD WALLS TO REMAIN

OPTION (NEW) ADU BATH FLOOR PLAN
1/4" = 1'

PROPOSED (NEW) ELECTRICAL PLAN

PROPOSED (NEW) FLOOR PLAN

PROPOSED (NEW) FOUNDATION PLAN
 $\frac{1}{4"} = 1'$

EXISTING/DEMOLITION FLOOR PLAN
1/4" = 1'

DMW DRAFTING AND DESIGN
ARCHITECTURAL/MECHANICAL DRAFTING & SYSTEMS DESIGN
CELL: 912/631-1777
E-Mail: wallacesdntg@yahoo.com

COMPLETE INTERIOR & EXTERIOR RENOVATION-REPAIR
A & I LEGACY GROUP LLC
1221 RICHARDS STREET
SAVANNAH, GEORGIA 31415
CONTRACTOR:

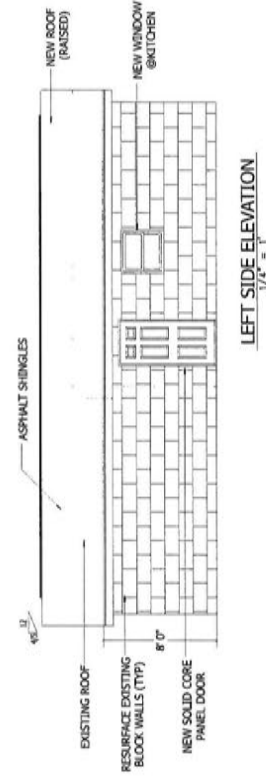
OF SHEETS	2	JOB NUMBER	001-2025	SHEET TITLE	EXISTING-DEMO REMOVAL
		DATE REVISION	08-22-2025		PROPOSED (NEW) ELECTRICAL
			09-20-2025		FLOOR PLAN
			11-15-2025		
			11-24-2025		
		SHEET NUMBER			



DONTRE M. WALLACE
PROFESSOR OF MECHANICAL ENGINEERING

BUILDING CODE DATA

INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL RESIDENTIAL CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
NATIONAL ELECTRICAL CODE 2023
INTERNATIONAL PLUMBING CODE 2018
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2015
INTERNATIONAL FIRE CODE 2018
LIFE SAFETY CODE, NFPA 101, 2018
RESIDENTIAL PRESCRIPTIVE CODE 2018



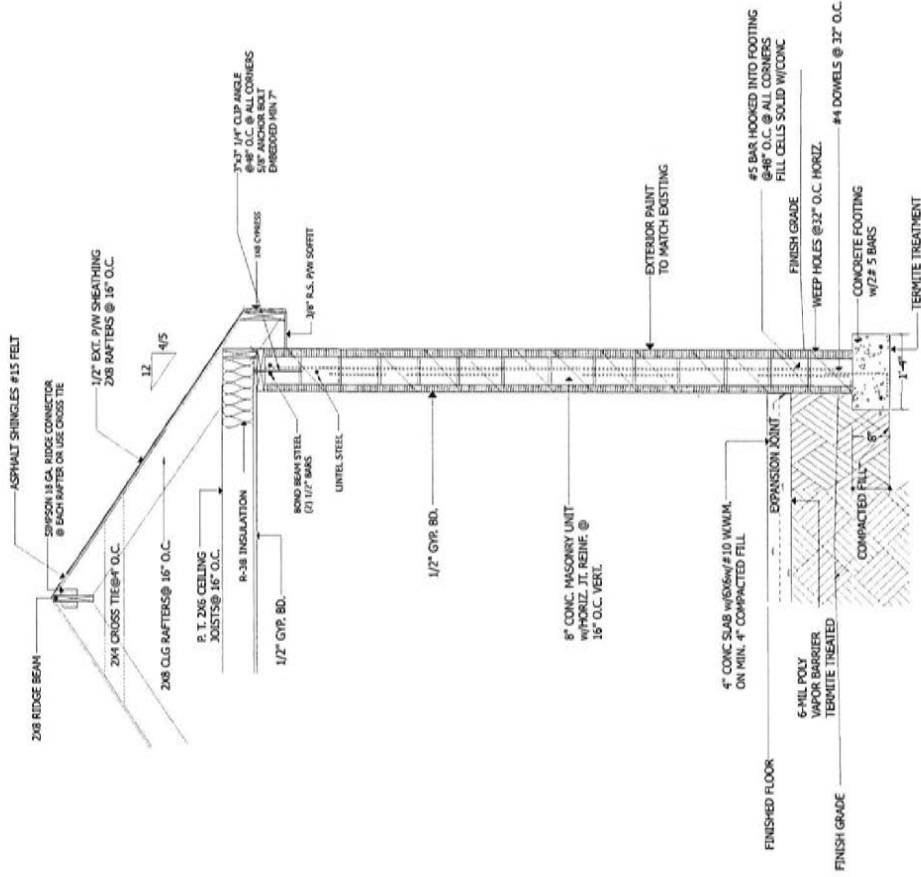
DMW DRAFTING AND DESIGN
ARCHITECTURAL/MECHANICAL DRAFTING & SYSTEMS DESIGN
CELL: 912/631-1777
E-Mail: wallacedntrng@yahoo.com

COMPLETE INTERIOR & EXTERIOR RENOVATION-REPAIR
A & I LEGACY GROUP LLC
1221 RICHARDS STREET
SAVANNAH, GEORGIA 31415
CONTRACTOR:

SHEET TITLE PROPOSED (NEW) FRONT & REAR SIDE ELEVATIONS	JOB NUMBER 001-2025	DATE REVISED 08-22-2025
	09-20-2025	11-15-2025
	11-24-2025	



DONTRE M. WALLACE
DRAFTSMAN



NEW BLOCK WALL DETAIL @ ADDITION
1" = 1'



DMW DRAFTING AND DESIGN
ARCHITECTURAL/MECHANICAL DRAFTING & SYSTEMS DESIGN
CELL: 972.634.1777
E: dmwallace@dmw.com

COMPLETE INTERIOR & EXTERIOR RENOVATION-REPAIR
A & I LEGACY GROUP LLC
1221 RICHARDS STREET
SAVANNAH, GEORGIA 31415
CONTRACTOR:

DATE: 08-15-2025
PROJECT: 001-2025
SHEET: 4
SHEET NUMBER: 4
SHEET TOTAL: 11-24-2025

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/5/2026 12:38:45 AM

BUSINESS INFORMATION

CONTROL NUMBER	22179988
BUSINESS NAME	A&I Legacy Group LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/05/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS

ADDRESS	6 Buxton Avenue, Savannah, GA, 31407, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Irvin P. Riley, Jr.	6 Buxton Avenue, Savannah, GA, 31407, USA	Chatham

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Irvin Riley
AUTHORIZER TITLE	Organizer