

26-004679-ZBA



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

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): 817 E 70th Street Savannah GA

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.): 20114-25006

Total acreage or SF of the subject property: .09

Zoning District(s): B-N

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

Grab and Go Coffee shop, No inside seating.

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:** Lot size not large enough for parking lot. Request variance to allow for street parking only.

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

IV. Property Owner Information

Name(s): Charles Rouzer + Kimberly Lichens Rouzer

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

Address: _____

City, State, Zip: Savannah GA 31405

Telephone: _____ Fax: _____

E-mail address: _____

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): _____

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): Majo Laprea

Firm or Agency: _____

Address: _____

City, State, Zip: Savannah, GA 31405

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)

20114-25006, I (we) authorize

MASO LAPREA (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): Charles Rouzer

Registered Agent: _____

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

[Signature] 9/14/26
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on Sept 14, 2026 by Charles Rouzer
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 Driver's License

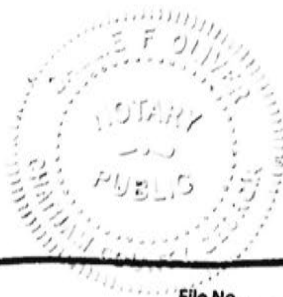
[Signature]
Signature of Notary Public

Callie Oliver

(Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: Jan 10, 2028



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: Charles Rouzer

Print

KIMBELLY J ROUZER

Signature



9/14/26

Date

9/14/26

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)

Zarina Davis

From: Zarina Davis
Sent: Wednesday, September 16, 2026 3:31 PM
To: Zarina Davis
Subject: Fwd: Application for Parking Variance 817 E 70th Street

From: Charlie & Michelle Rouzer [REDACTED]
Sent: Wednesday, September 16, 2026 3:23 PM
To: John Anagnost <[REDACTED]>
Cc: Zarina Davis [REDACTED]
Subject: Re: [Caution - External Email] Fwd: Application for Parking Variance 817 E 70th Street

Thank you, sorry just landed and getting to email. I will make the corrections and email it back over. Yes I would like to request a reduction by eight spaces for the variance. Thanks again so much for your help.
Charlie
Sent from my iPhone

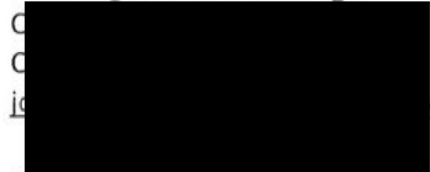
On Sep 16, 2026, at 12:28 PM, John Anagnost <[REDACTED]> wrote:

Good afternoon,

I am reviewing the requested variance. The restaurant on the property requires 10 parking spaces. The City will recognize two nonconforming parking spaces in the rear yard of the building. The requested variance is a reduction of the parking requirement by 8 spaces. If you would like to confirm the number of spaces, you can do so by email when you respond to Zarina's requests.

Best,
John

John A. Anagnost
Planning Manager
Planning and Urban Design



<image002.png>

ENT Properties, LLC



25 September, 2026

To: Rouzer Properties, LLC and Tenants Renting 817 E 70th Street
Savannah GA, 31405

Subject: LETTER TO GRANT PERMISSION TO USE OF PARKING ON PROPERTY

Tenants to Occupy 817 E 70th, this letter is in regard to the request to use the parking lot at 814 E. 70th Street, Savannah GA 31405 (Parcel ID # 20114 18021) for off street parking. ENT Properties,, LLC, grant you, Tenant of 817 E 70th, permission to use the property for parking. This property is located at 814 E. 70th directly North of your building and is available to you from 1 September 2026 until permission is revoked in writing with 30 days notice.

Since you intend to use the property for parking, I request you park in authorized parking locations only and if any large delivery trucks are needed you give me advanced notice and minimize time on site.

Tenant, you are requested to protect and take care of the property. You are required to leave the premises the way you found it. In case of any damages during the time you will be using the property, you will be held responsible and accountable for them. We are not responsible for vehicle damage or theft of any vehicle utilizing this lot.

Sincerely,

Date:

Heather Lanier
ENT Properties, LLC



Commission expires
Jan 10, 2028

Printable page

PARID: 20114 25006
ROUZER CHARLES O.

817 70TH ST E

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
ROUZER CHARLES O.	ROUZER KIMBERLY MICHELLE*		215 LEE BLVD. SAVANNAH GA 31405

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ROUZER CHARLES O.	ROUZER KIMBERLY MICHELLE*	215 LEE BLVD.		SAVANNAH GA		31405

Parcel

Status	ACTIVE
Parcel ID	20114 25006
Category Code	350 - Restaurant
Bill #	2928723
Address	817 E 70TH ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31405-
Neighborhood	13500.00 - M500 MEDICAL ARTS AR
Total Units	
Zoning	B-N
Class	C3 - Commercial Lots
Appeal Status	

Legal Description

Legal Description	LOT 1 BLK S N KENSINGTON BOUHAN WD
Acres	.092
Deed Book	3022
Deed Page	0347

Permits

Permit #	Permit Date	Status	Type	Amount
23-03347-BC-1	07/03/2023	Complete	CO - CERT OF OCCUP	

23-03347-BC

06/22/2023

Complete

RN - RENOVATIONS

\$0.00

Inspection

Inspection Date	Reviewer ID
08/23/2023	CANWILLIAMS
03/27/2023	CANWILLIAMS
08/11/2020	PSMILLER
04/27/2016	NSANDERS
06/03/2013	MWTHOMAS

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
02/06/2023	329,000	U	LD	3022 - 0347	LOLLIS BARRY K.	ROUZER CHARLES O.
09/12/2018	38,000	Q	ED	1448 - 304	DORSEY LULA MAE	LOLLIS BARRY K

Land

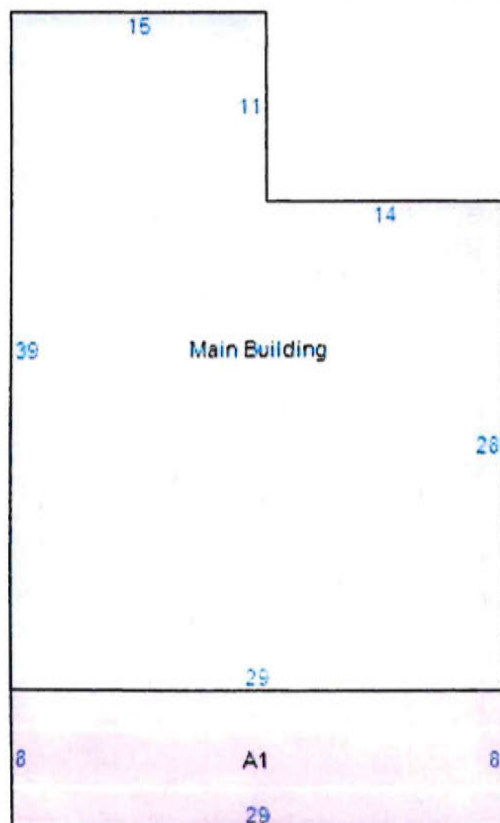
Line Number	1
Land Type	S - SQUARE FOOT
Land Code	G1 - GENERAL COMMERCIAL 1
Square Feet	4,000
Acres	.0918
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Residential Building

Card #	1
Actual Year Built	1955
Effective Year Built	1995
Type	1 - Single Family Residence
Style/Stories	1 - ONE STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	977
Basement Area	0
Finished Basement Area	No
Bedrooms	3

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2026	58,000	81,000	139,000	
2025	58,000	78,900	136,900	
2024	58,000	79,700	137,700	
2023	54,000	84,300	138,300	
2022	36,000	56,000	92,000	
2021	18,000	40,600	58,600	
2020	18,000	34,500	52,500	
2019	12,464	25,536	38,000	
2018	18,000	30,600	48,600	
2017	18,000	32,000	50,000	



Item	Area
Main Building	977
A1 - 907:907-Enclosed Porch (SF), Scree	232