

SAVANNAH BOARD OF ZONING APPEALS



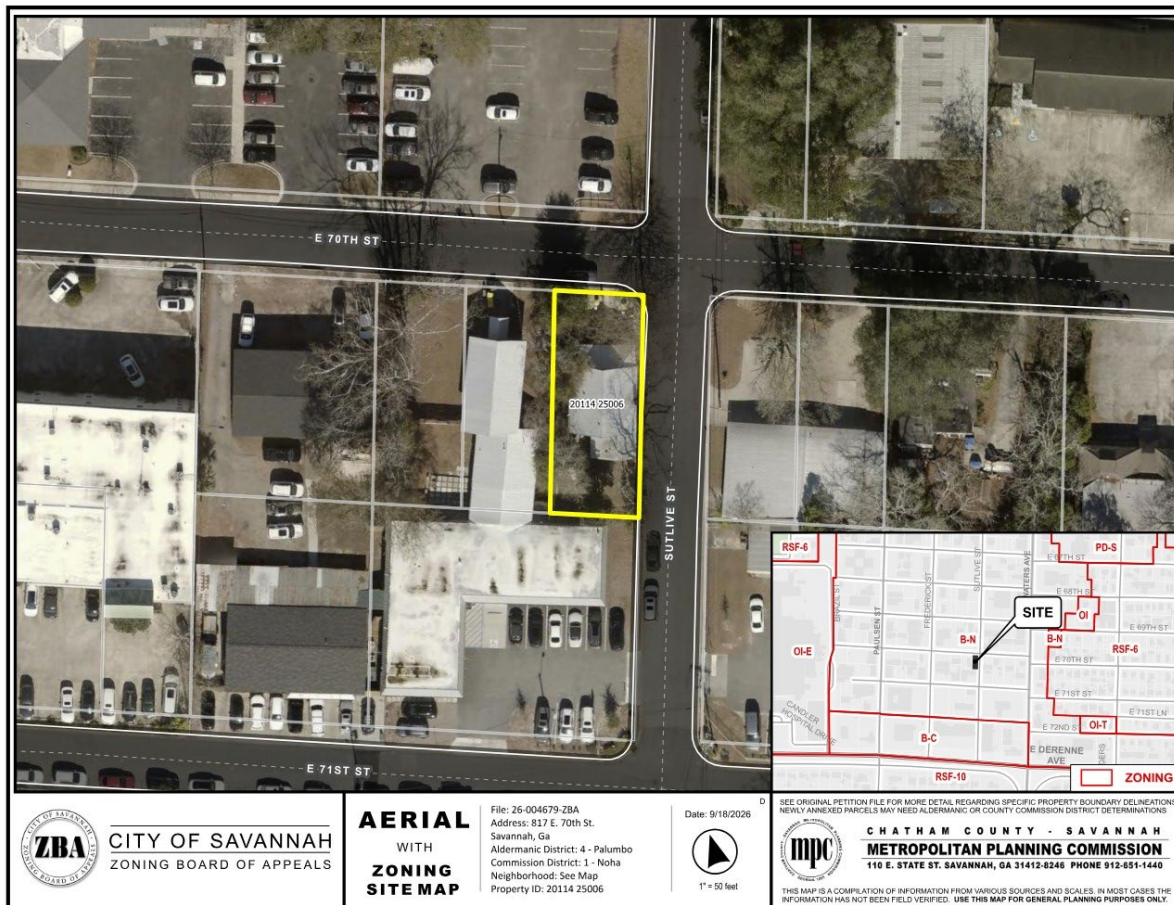
STAFF REPORT

MPC FILE NO.	26-004679-ZBA
MPC STAFF	Ely Zarka
DATE	October 22, 2026
PETITIONER	Majo Laprea: Agent; Charles and Kimberly Rouzer: Owner
ADDRESS	817 E 70th St
PARCEL ID	20114 25006
ALDERMAN DISTRICT	4 – Nick Palumbo
CHATHAM COUNTY COMMISSION DISTRICT	1 – Anthony Noha

BACKGROUND

The subject property a former residence on a property that is 0.09 acres in size but is zoned B-N. The property is currently operating as a grab and go coffee shop, with no interior seating available for customers.

The Petitioner seeks approval of a parking variance to reduce the parking requirement from 10 spaces to 2 spaces.



Aerial-Site Map for 817 E 70th Street

FACTS & FINDINGS

- The Petitioner received a notice of violation of the business not being approved by City staff. Upon review of the site, City zoning staff commented on the business requiring parking. They confirmed that the existing site only accommodates 2 spaces at the rear with the existing driveway and needed addressing prior to that business being approved. Additional information was not submitted by the Petitioner who then opened without that zoning approval.
 - The Petitioner has already or is working on other required approvals that are not related to this specific request but are necessary for the business.
- The establishment does not allow indoor seating, and customers are being served at a window. Outdoor seating is shown; however, the required additional seating is not included in this request, with the Petitioner confirming that the existing seats will be removed.
- The property owner and landlord to the business owns adjacent property and may be able to work out a parking agreement but has not at the time of this application.

- The Petitioner has stated that most customers are pedestrians from the neighboring businesses and hospital/medical establishments.

CRITERIA FOR APPROVAL

The Zoning Board of Appeals may grant variances to certain development standards per Section 3.21.10 based on the following criteria:

a. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

Staff Comment: *The grab and go coffee shop does use a former residence originally constructed in 1955. The intention is for customers to not remain or have space on the premises to remain once the outdoor seating area is removed, or that a parking agreement may provide for the additional "floor area." The use is consistent with the residence in a commercial district.*

b. Special Conditions

- i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

Staff Comment: *The subject property is zoned commercially without any parking other than a residential style driveway. Many uses would also require parking, being resolved or require a variance. However, the petitioner did not follow up on the additional comments from zoning staff at the time of business approval, making this after the fact.*

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

Staff Comment: *Almost all uses would also require parking being resolved offsite or require a variance as presently developed. However, the petitioner did not follow up on the additional comments from zoning staff at the time of business approval, making this an after the fact request.*

- iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

Staff Comment: *This request is not purely financial in nature. Development of a parking lot may not be possible in a way to provide the number of spaces required.*

c. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

Staff Comment: *Literal interpretation of this ordinance would not deprive this petitioner of the rights commonly enjoyed by others, however most commercial uses would also not have enough parking.*

d. Minimum Variance

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

Staff Comment: *The landlord and property owner does own adjacent properties and could potentially work out a remote parking agreement which could eliminate the need for a variance or reduce the request.*

e. Special Privilege Not Granted

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

Staff Comment: *The requested variance would not confer a special privilege denied to other properties in the same zoning district. Similar relief may be appropriate for other commercial uses seeking to use the existing structure and site.*

STAFF RECOMMENDATION

MPC Staff recommends **APPROVAL with CONDITIONS** of the requested variances to reduce the required parking from 10 to 2 with the following conditions:

1. This request be limited to the use of a coffee shop with no interior seating for customers.
2. The outdoor seating area will be removed until such time a parking agreement is recorded and approved.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.