



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



## Zoning Board of Appeals Application

BY: .....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](http://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](mailto:PLANNING@SAVANNAHGA.GOV).** Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.

### I. Subject Property

Street Address(es): 3032 Grenoble Street Savannah GA 31404 (APN: 2008403022)  
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.): 20084 03022  
Total acreage or SF of the subject property: 7405 Sq-ft (0.17 acres)  
Zoning District(s): R-6 Single Family Residence RSF-6  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Residential

### 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:** At the time of purchase, there was already a separate unit installed (not separately metered). Contacted Georgia Power to see if we can split the meter and they advised to reach out to Zoning Board. We are seeking variance given the size of the ADU. Its roughly just under 500 Sq-foot while the main unit is just under 1100 sq-foot.
- ☐ **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](mailto: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): 21-05821-BR-1
- 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): Kevin Sullivan

Registered Agent: \_\_\_\_\_

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

Address: \_\_\_\_\_

City, State: \_\_\_\_\_

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): \_\_\_\_\_

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) \_\_\_\_\_, 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): Kevin Sullivan \_\_\_\_\_

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

**Kevin Sullivan** Digitally signed by Kevin Sullivan  
Date: 2026.07.21 17:32:28 -04'00' 7/21/2026

Signature(s) \_\_\_\_\_ 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>Kevin Sullivan</u> | <u>Kevin Sullivan</u> | <u>07/21/2026</u> |
| Print                                 | Signature             | Date              |

Digitally signed by Kevin Sullivan  
Date: 2026.07.21 17:34:42  
+04'00'

## 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)

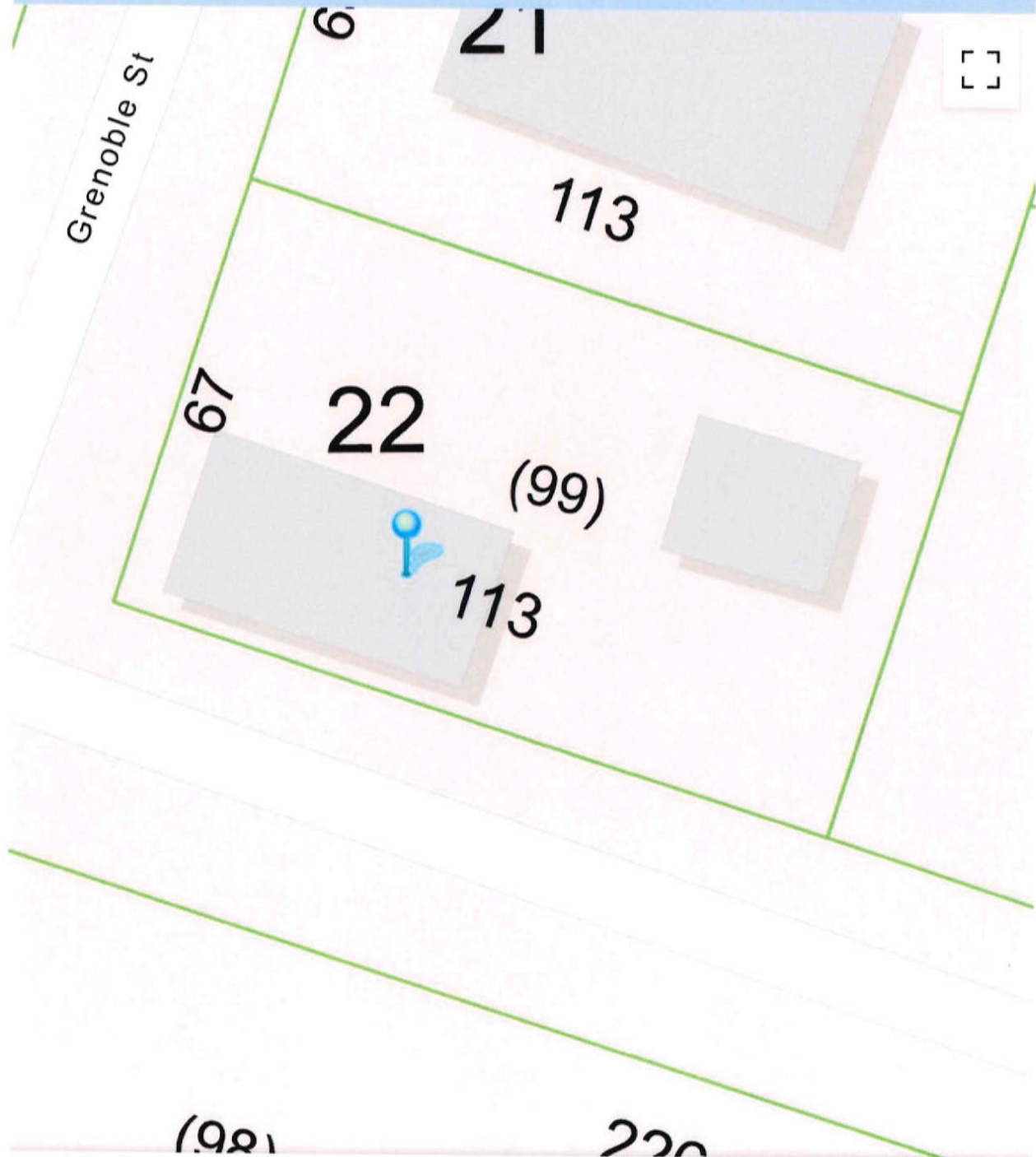


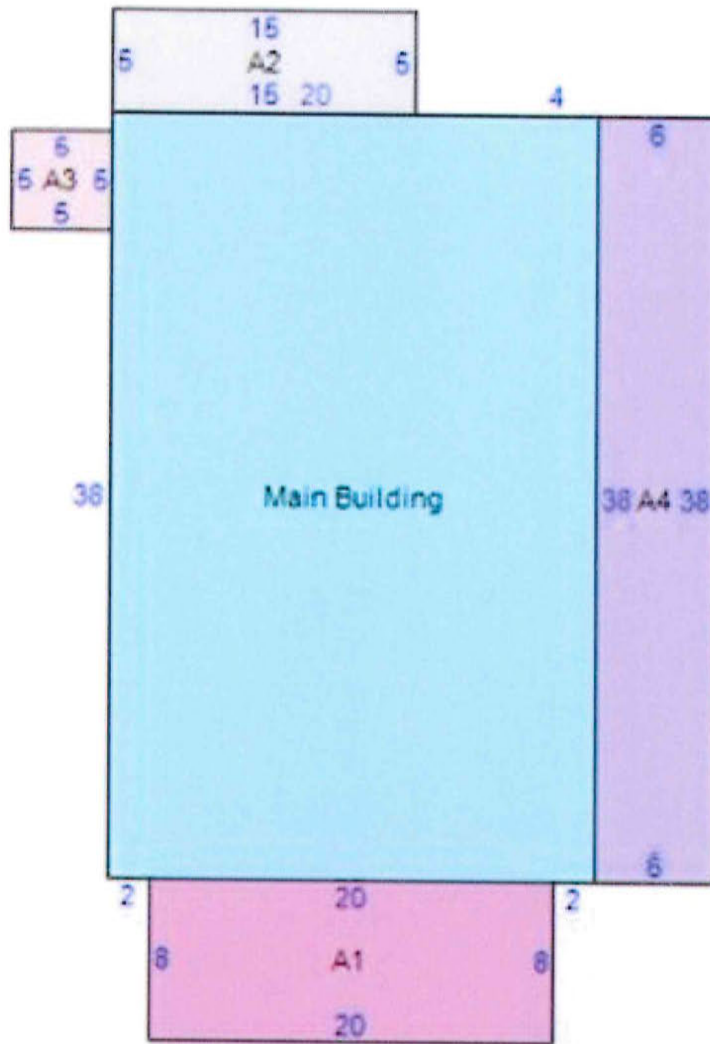
SAGIS Viewer

try beta 2.1!

3032 GRENOBLE ST, SAVANNAH,... X

Search result





## Exhibit A

All that certain lot, tract, or parcel of land situate, lying and being in the State of Georgia, County of Chatham, City of Savannah, and being known and designated as the SOUTHERN SIXTY-SIX AND SIXTY-SEVEN HUNDREDTHS (66.67) FEET of that certain tract or parcel of land situate, lying and being in IVES WARD, OLYMPUS SUBDIVISION, in the City of Savannah, County of Chatham, State of Georgia, known as and designated upon the present map or plan of said city as LOT NUMBER NINETY-NINE (99); said portion of said lot having a frontage of 66.67 feet on the Eastern side of Grenoble Street, between Victory Drive and Kerry Street, with a rectangular depth Eastwardly of 113.32 feet and being bounded Northwardly by the remaining northern portion of Lot 99 (northern 33.33 feet); Eastwardly by Lot Number 118, said subdivision and ward; Southwardly by said Kerry Street; and Westwardly by said Grenoble Street.

Said property having an address of 3032 Grenoble Street, Savannah, GA 31404, and a property tax number of 2-0084-03-022.

This being the same property conveyed to Yi Chi Zheng by Limited Warranty Deed from Blueprint Fund II, LP, dated June 1, 2021, and recorded in Deed Book 2404, Page 541, Chatham County records.

Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

  
Initial  


Grenoble S1

66

21

113

67

22

(99)

113

## Zarina Davis

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**From:** no-reply-energov@savannahga.gov  
**Sent:** Thursday, July 16, 2026 11:21 AM  
**To:** Zarina Davis  
**Cc:** Planning  
**Subject:** Online Zoning Application Received 26-003622-ZBA

26-003622-ZBA was applied for on-line for the following location:

<br><br>

3032 [none] GRENOBLE ST 20084 03022