

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): 326 E 50th St., Savannah, GA 31405

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.): 20086 07005

Total acreage or SF of the subject property: 0.11

Zoning District(s): RSF-5

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Single 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:** Proposed is a one story 362 square foot addition to the rear of the residence, requiring side setback, rear setback, and roof setback variances.

The addition would maintain the west side setback (3'-1") and the edge of roof line already established by the existing residence. The resulting rear setback would be 3'-8".

- ☐ **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.: _____

Proposed is a one story 362 square foot addition to the rear of the residence, requiring side setback, rear setback, and roof setback variances. The addition would maintain the west side setback (3'-1") and the edge of roof line already established by the existing residence. The resulting rear setback would be 3'-8".

The proposed addition, which requires three variances, would be functionally and aesthetically consistent with other structures at or near the East 49th Lane in the immediate vicinity. Our next door neighbors to the west at 320 E 50th St, who would be most visually impacted by the project, have shown enthusiastic support in written communications. All of our neighbors are already accustomed to a structure on the proposed building site- a pre-fabricated shed that will be demolished if the variances are granted. The addition would maintain the side setback and edge of roof line already established by the existing house along the west property line. The addition's location and size represent the minimum variances necessary to allow the reasonable use of the 45% building coverage permitted for a Lane Access RSF-5 lot. Our current building coverage is 36%; the proposed addition would result in 42%. The addition would be situated in currently inactive space on the property, largely occupied by the existing shed. Any other positioning of the addition would cause undue hardship on the use of the residence and/or site. Adding the proposed second bathroom would raise the property to the standard set by others in the neighborhood; of the sixteen houses on our block between Reynolds and Battey, thirteen have 1.5 bathrooms or more.

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): Thomas Cusack Keane & Lauren Anne Ball

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): _____

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): _____

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

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

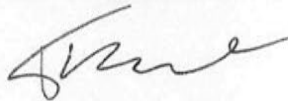
- ☒ Part I. Subject Property
- ☒ Part II. Reason for Variance
- ☒ Part III. Application History
- ☒ Part IV. Property Owner Information
- ☐ ☒ Part V. Petitioner Information
- ☐ ☒ Part VI. Agent
- ☒ Part VII. Application Fee
- ☐ ☒ Part VIII. Letter of Authorization
- ☒ Part IX. Complete Application Checklist
- ☒ 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: Thomas Cusack Keane & Lauren Anne Ball
Print


LaBall
Signature

08/16/2026
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)

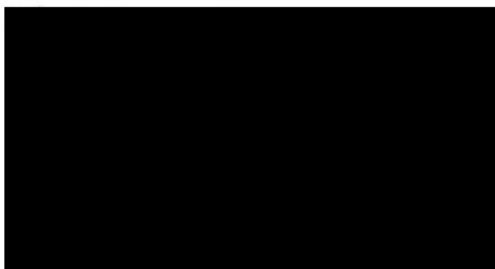
Zarina Davis

From: John Anagnost
Sent: Tuesday, August 18, 2026 9:04 AM
To: Thomas Keane
Cc: Jessica Baldwin; Sally Helm; Zarina Davis
Subject: RE: [Caution - External Email] Re: 26-004199-ZBA - 326 E 50TH ST

Good morning,

I will add this email to the case file. MPC staff may ask for the drawings to be updated as they prepare the case for the meeting agenda.

Best,
John



From: Thomas Keane [REDACTED]
Sent: Monday, August 17, 2026 6:19 PM
To: John Anagnost <[REDACTED]>
Cc: Jessica Baldwin [REDACTED]; Sally Helm [REDACTED]; Zarina Davis [REDACTED]
Subject: Re: [Caution - External Email] Re: 26-004199-ZBA - 326 E 50TH ST

Good evening,

The rear and side roof overhangs will match the existing, which are both approximately 22". I'd be happy to add this dimension to my drawings if necessary.

Thanks,
Thomas

On Mon, Aug 17, 2026 at 12:06 PM John Anagnost <[REDACTED]> wrote:

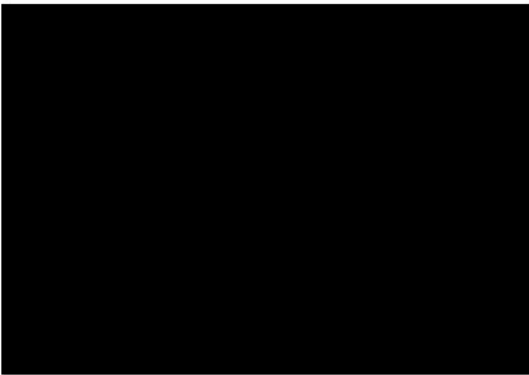
Good afternoon,

Please provide the depth of the roof eaves on the side and the rear of the addition. This depth will have to be included in the variance.

Best,

John

John A. Anagnost



From: Zarina Davis <[REDACTED]>
Sent: Monday, August 17, 2026 8:59 AM
To: Thomas Keane <[REDACTED]>
Cc: John Anagnost <[REDACTED]>; Jessica Baldwin <[REDACTED]>; Sally Helm <[REDACTED]>
Subject: RE: [Caution - External Email] Re: 26-004199-ZBA - 326 E 50TH ST

Good morning,

Received – thank you. We will review it and will follow up with any questions.

Warm regards,

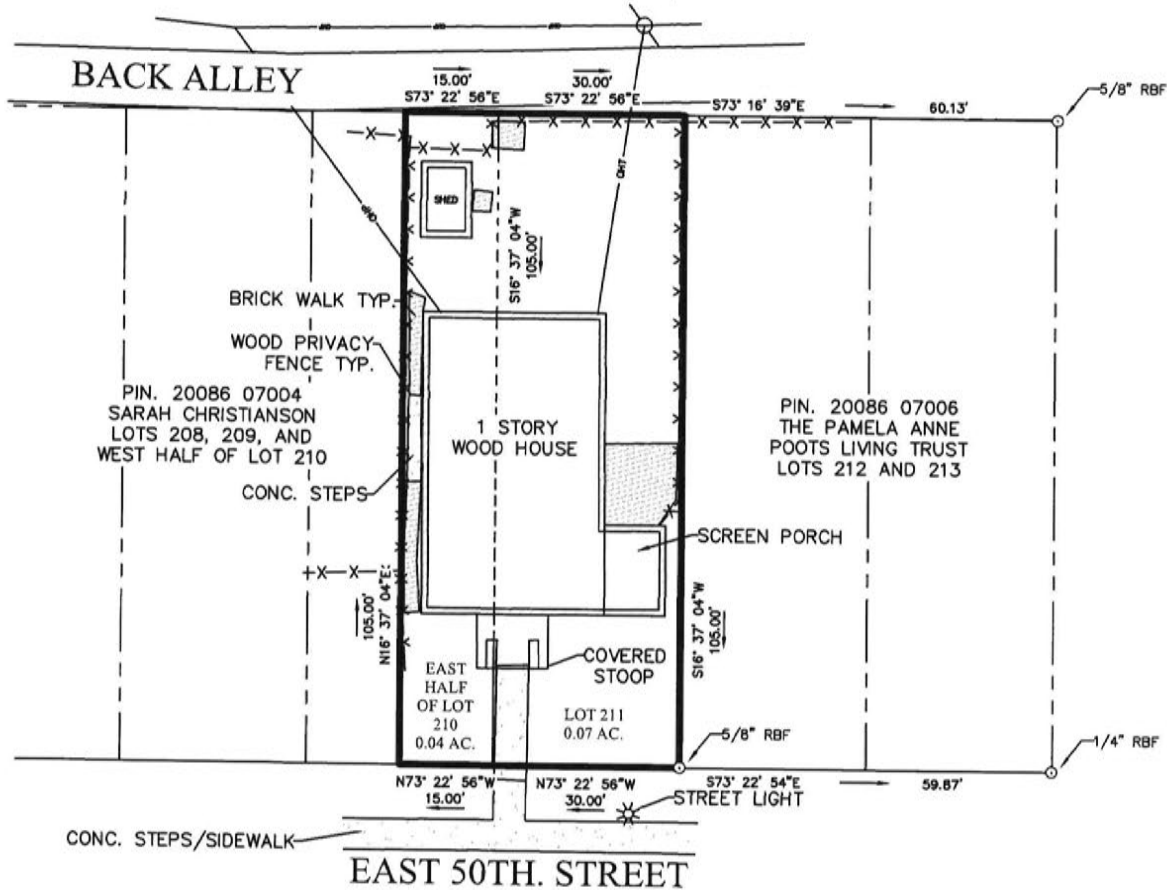
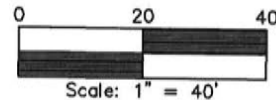
HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

THIS BLOCK RESERVED FOR
THE CLERK OF THE
SUPERIOR COURT.

GRID NORTH - G.A. EAST ZONE - NAD 83



NOTES:

1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0161G, EFFECTIVE DATE AUGUST 16, 2018, THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY THE TITLE EXAMINATION.
3. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL ISSUES.
4. THE COORDINATES AND BEARING, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD'83.
5. PARENT PROPERTY IDENTIFICATION NUMBER: 20086 07005
6. PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PIN UNLESS OTHERWISE NOTED.
7. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY PERFORMING REPETITIVE RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING AN EGPS 20TL DUAL FREQUENCY GPS RECEIVER AND BASE USING THE EGPS GNSS NETWORK OVER VERIZON CELLULAR SERVICE. THE POSITIONAL ACCURACY OF THE REPETITIVE OBSERVATION AVERAGES IS LESS THAN 0.07 FOOT HORIZONTALLY AND LESS THAN 0.07 FOOT VERTICALLY. ALL GROUND MEASUREMENTS WERE OBTAINED UTILIZING A TRIMBLE S5 ROBOTIC TOTAL STATION.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION FOR THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDING 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.

Nathan Brown
P. NATHAN BROWN, RLS

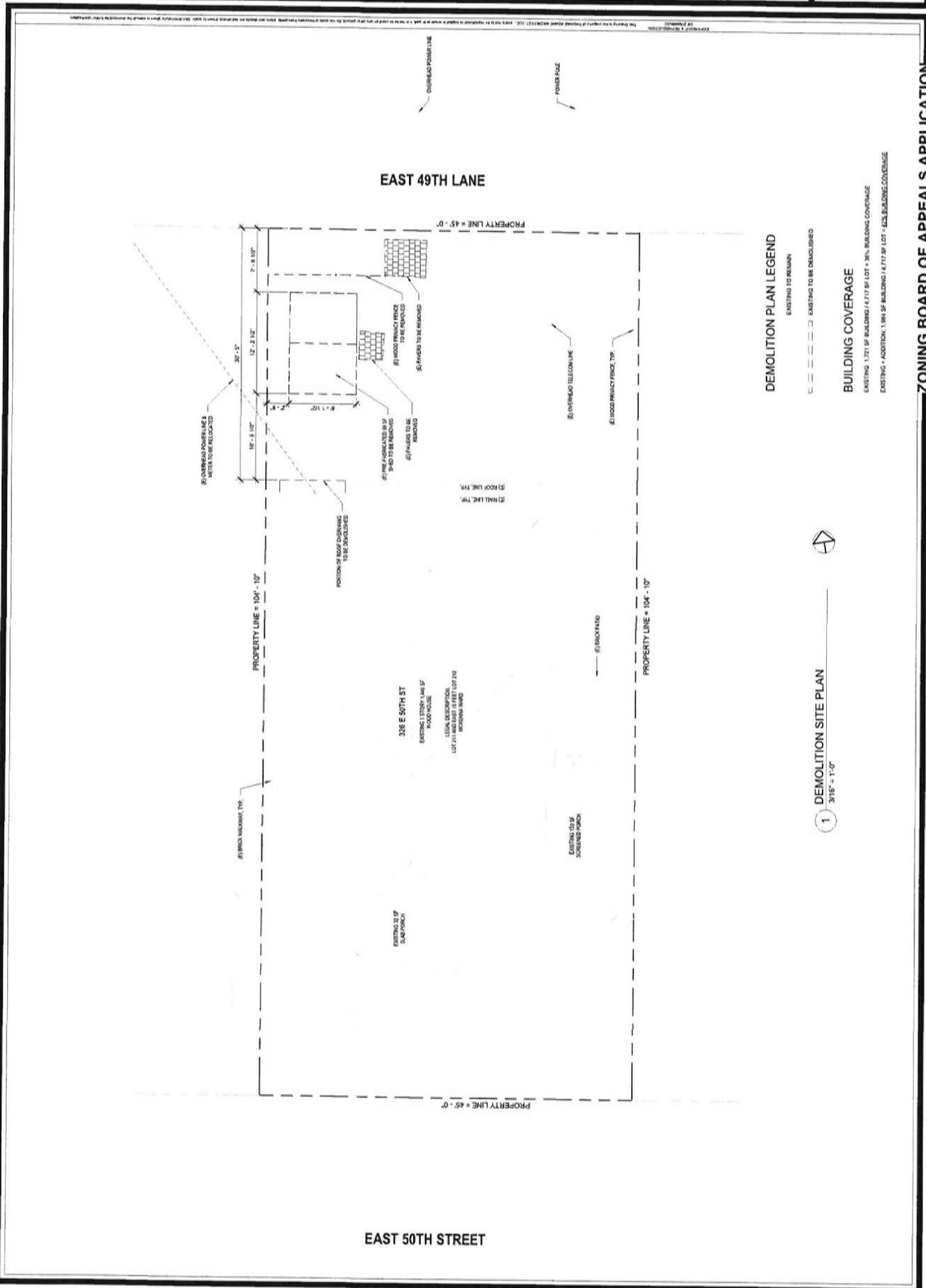
8-4-26

RETRACEMENT SURVEY

326 E 50TH. STREET, 8TH G.M. DISTRICT, CITY OF
SAVANNAH, CHATHAM COUNTY, GA
PREPARED FOR: THOMAS KEANE

PLAT DATE: AUGUST 5, 2026
FIELD DATE: JULY 2026
ERROR OF CLOSURE: PLAT - 1/131,780





ARDSLEY PARK ADDITION
LAUREN BALL & THOMAS KEANE

A1.01

WU

TKA

DATE _____

REVISIONS:



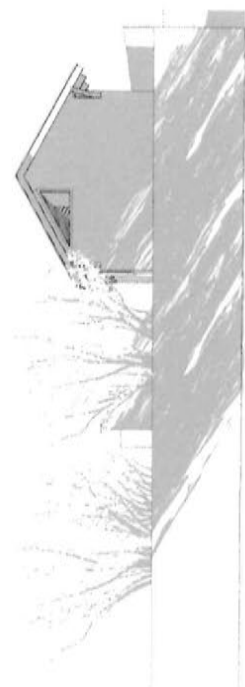
NEW CONSTRUCTION

1 OVERALL FLOOR PLAN
1/4" = 1'-0"

ZONING BOARD OF APPEALS APPLICATION



EXISTING



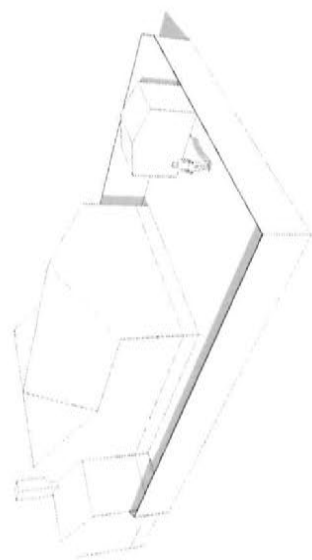
ADDITION



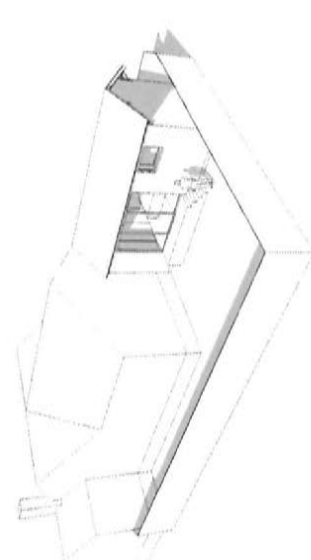
EXISTING



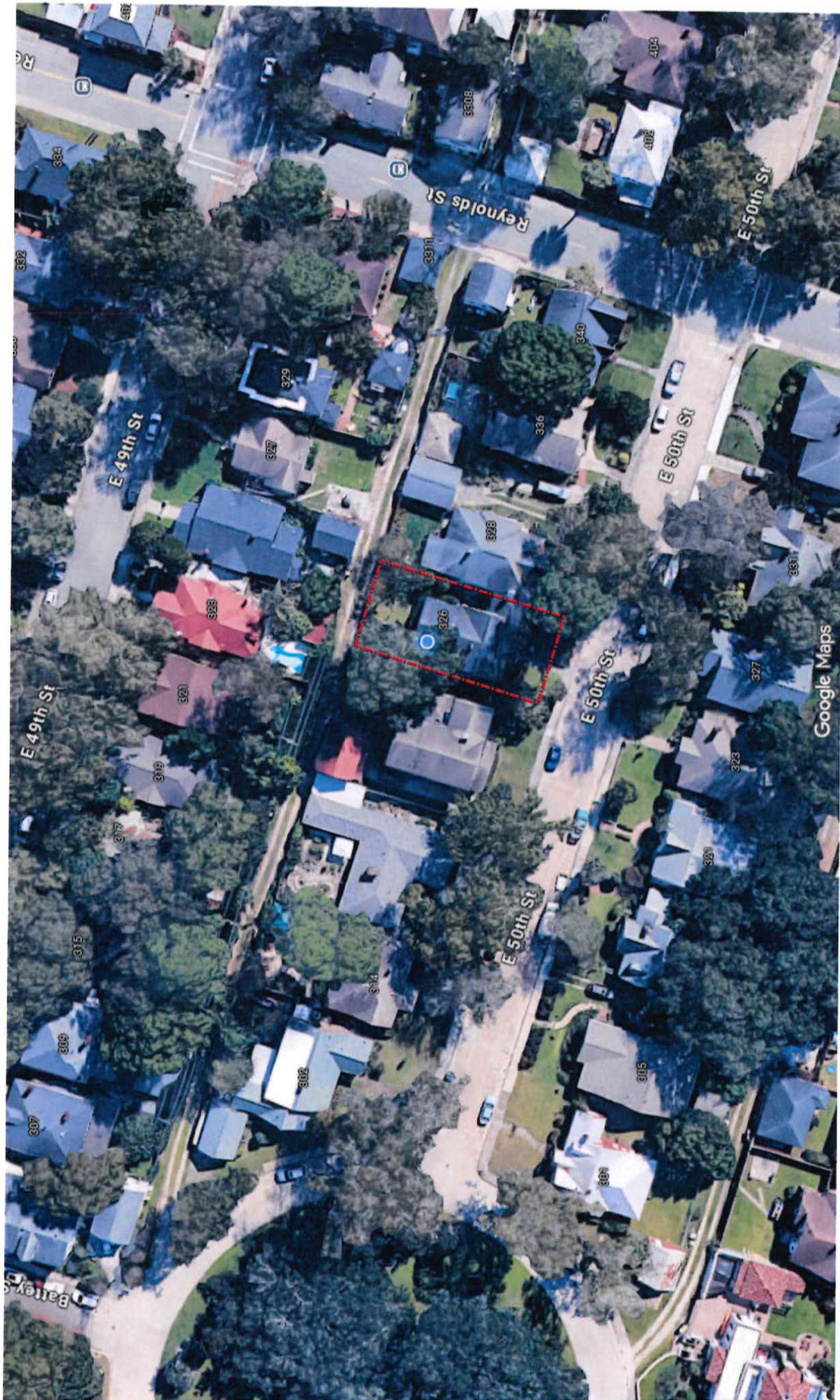
ADDITION



EXISTING



ADDITION



326 E 50th St, Savannah, GA 31405

Legal Description:

LOT 211 AND EAST 15 FEET LOT 210 MCKENNA WARD