

SAVANNAH BOARD OF ZONING APPEALS



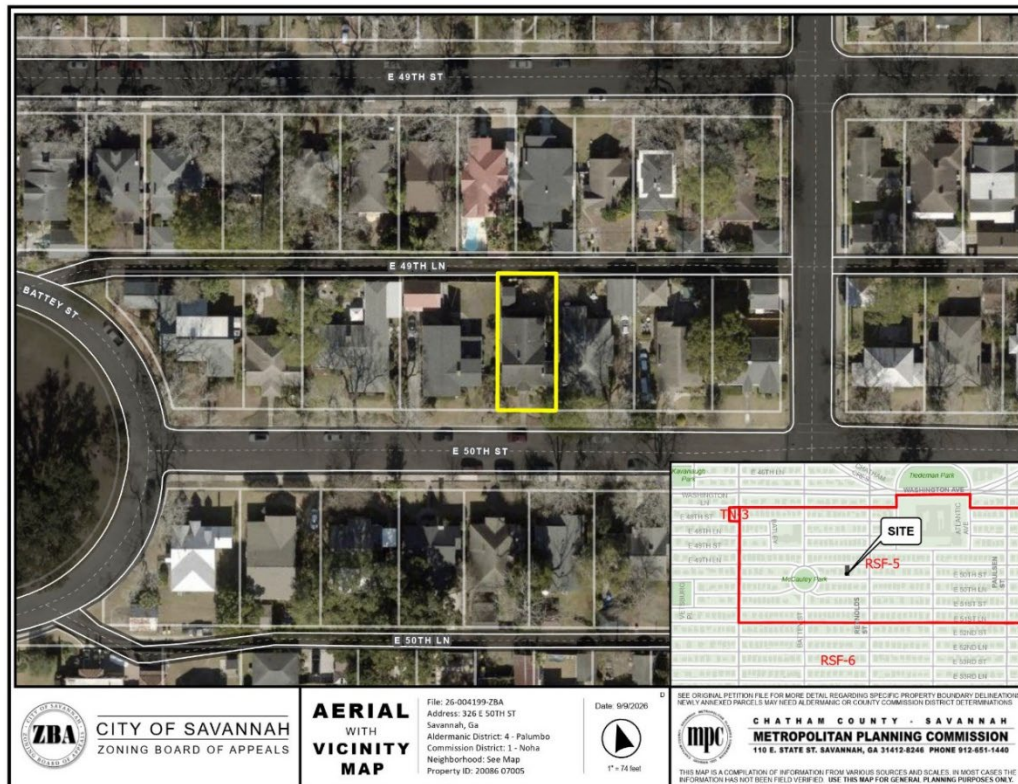
STAFF REPORT

MPC FILE NO.	26-004199-ZBA
MPC STAFF	Ely Zarka
DATE	September 24, 2026
PETITIONER	Thomas C Keane and Lauren A Ball
ADDRESS	326 E 50th St
PARCEL ID	20086 07005
ALDERMAN DISTRICT	4 – Nick Palumbo
CHATHAM COUNTY	1 – Anthony “Wayne” Noha
COMMISSION DISTRICT	

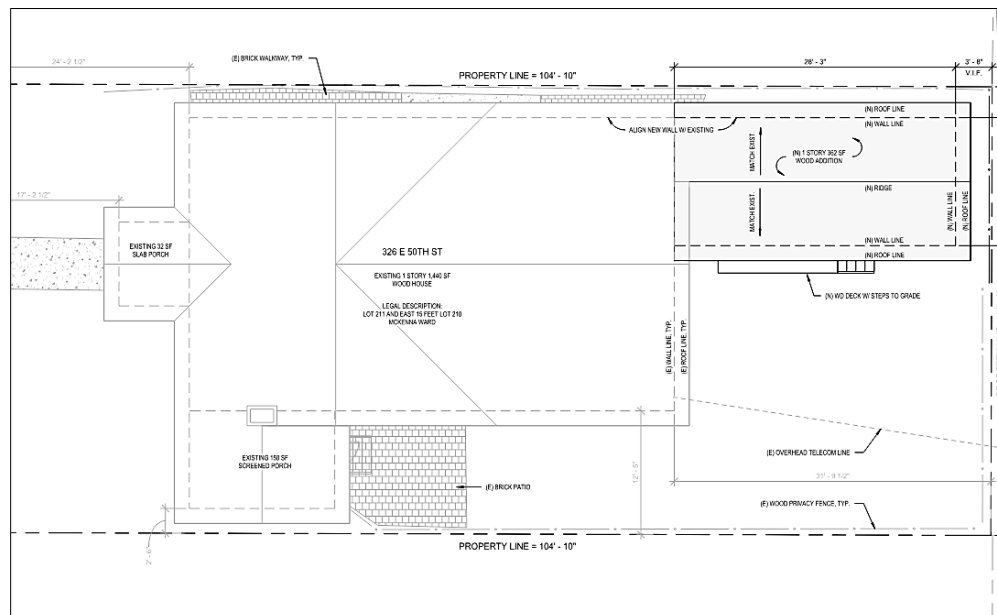
BACKGROUND

This variance request involves a 0.11-acre parcel located at 326 E 50th St. A residence currently exists on site, with a proposed addition to the rear. The property is currently zoned Residential Single Family-5 (RSF-5) within the Ardsley Park/Chatham Crescent neighborhood.

The Petitioner is requesting variances to reduce the required side setback from 5 feet to 3 feet 1 inch, reduce the eave side setback from 3 feet to 1 foot 3 inches, reduce the building rear setback from 20 feet to 3 feet 8 inches, and reduce the eave rear setback from 18 feet to 1 foot 10 inches for an addition.



Aerial & Site Map for 326 E 50th St



Proposed footprint

FACTS & FINDINGS

- As an addition to the principal structure, the addition is required to meet the standards required building setbacks of 20' from the rear property line, and 5' from the side property line. The eave is allowed to project at least 2 feet into the required setback provided that said projection is at least 3 feet from the property line.
- The addition is for a 3rd bedroom with associated storage and bathroom space. A storage room that is accessible from the exterior is also provided.
- The existing residence is just over 1,400 SF in size on a lot that is just under 4,700 SF in area.
- No hardship or other justification for the addition has been included in the application.

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.

MPC Comment: *The existing residence was originally constructed in 1949 and is legal-nonconforming with regard to multiple development standards. However, the new addition does not receive the same status as the structure it is adding to.*

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.

MPC Comment: *The lot is smaller than other lots on the same block, however that difference is not in the length, but width. There is buildable area that would not require any variance still available in the rear yard.*

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

MPC Comment: *The existing conditions of the site are not a result of the petitioner's actions. However, the petitioner's choice for the addition and what it proposes is self-imposed.*

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

MPC Comment: *The special circumstances do not appear to be purely financial in nature.*

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.

MPC Comment: *The existing residence can be added to in a manner without a variance. This variance would not prohibit the use of a residence that has been in use for 80 years.*

d. Minimum Variance

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

MPC Comment: *The requested variance is for a reduction to 4 separate standards, all proposed at less than 50% of their original value.*

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.

MPC Comment: *Granting the requested variance would not confer a special privilege denied to other similarly situated properties.*

STAFF RECOMMENDATION

MPC Staff recommends **DENIAL** of the request to reduce the side setback from 5 feet to 3 feet 1 inch, reduce the eave side setback from 3 feet to 1 foot 3 inches, reduce the building rear setback from 20feet to 3 feet 8 inches, and reduce the eave rear setback from 18 feet to 1 foot 10 inches.

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.