

April 21, 2025

Jacob Jarius, President  
Thomas Square Neighborhood Association  
201 E 38<sup>th</sup> St  
Savannah, GA 31401

Dear Jacob Jarius:

The purpose of this letter is to inform you of a proposed establishment in your neighborhood. The business has applied for an Alcohol Beverage License for the Simple Lucia Pasta Bar, located at 2425 Bull Street. The City of Savannah values the importance of fostering positive relationships between businesses and the communities they serve. As such, we encourage new business owners to meet with neighborhood leaders and residents to discuss expectations and the business's plans. As Thomas Square Neighborhood Association President, you are free to contact the business owner, Kyle Jacovino at (315) 283-7166 to facilitate that discussion.

If your neighborhood association does not wish to meet with the applicant, please respond to this email indicating no meeting is required.

Proposed Alcohol Beverage License			
Name of Applicant	Business Name/Address	Alcohol License Request	Scheduled Council Date
Kyle Jacovino	<b>Lucia Pasta Bar</b> 2425 Bull St	Class C Restaurant/ Bar/ Lounge <i>On-premises consumption</i>	May 22, 2025

If the neighborhood association has any concerns, you may contact our office at (912) 651-3662.

Kind Regards,  
*Katrina Myers, MPA*  
Neighborhood Services Liaison

## AGENDA ITEM TITLE: NEW APPLICATION ALCOHOL BEVERAGE LICENSE

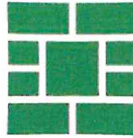
Agenda Date:	5/22/2025
Notification Date from Revenue:	4/8/2025
Business Name:	Lucia Pasta Bar
Business Address:	2425 Bull
Compliant:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	N/A
Code Case #	25-002403
Re-Inspection Date:	N/A

Comments: No violations



Officer's Name: Victoria Brown

Date: 4/14/2025



# MEMO

To: Judee Jones, Revenue Administrator  
From: Aislee Jackson, Zoning Use Coordinator  
Date: May 12, 2025  
Re: Zoning Review of Alcoholic Beverage License Request 25-002496-ABL

In reference to the application of **Kyle Jacovino / Lucia Pasta Bar LLC / Lucia Pasta Bar**, requesting an alcoholic beverage license at **2425 Bull St (PIN 20065 47015 - Lower / 20065 47022 - Upper)**, I have determined that the **Proposed Use, Restaurant with *Retail consumption dealer (on-premises consumption of alcohol)*** within the current **TC-1 (Traditional Commercial-1)** zoning district:

☒ **Is Permitted as a Pre-existing Nonconforming Use:**

**1. The Zoning Board of Appeals approved a special use for PIN 20065 47015 (Lower) under File No. 17-007148-ZBA on 01/25/2018 as follows below:**

The Savannah Zoning Board of Appeals does hereby approve the petition for special use #10 (Restaurant with alcohol sales, Mid-City) and use #18 (Microbrewery, Mid-City) for the lower floor of property located at 2425 Bull Street with the condition that the uses maintain hours of operation limited to 11 :45 p.m. Sunday-Thursday and 12:00 a.m. Friday and Saturday, and that no retail package sales be allowed for the microbrewery.

**2. The Zoning Board of Appeals approved a special use for PIN 20065 47022 (Upper) under File No. 17-007150-ZBA on 01/25/2018 as follows below:**

The Savannah Zoning Board of Appeals does hereby approve the petition for special use #2 (Bar, nightclub, tavern, Mid-City) for the upper floor of property located at 2425 Bull Street with the condition that the use shall not be accessible to the general public; only registered occupants of the inn and their guests and occupants of the indoor recreation space shall have access to the proposed use, and the use shall maintain hours of operation limited to 12:00 a.m. Sunday-Thursday and 1:00 a.m. Friday and Saturday.

☒ **Is Permitted by Right:** for the additional Proposed Use Ancillary Retail Dealer (off-premises consumption of alcohol).

- ☐ Is Not Permitted
- ☐ Requires a Special Use Permit / ZBA Approval from The Mayor and Aldermen.
- ☐ Is Permitted as a Limited Use with Standard(s)

Additionally, I have determined that the **Proposed Use**

- ☐ Is an Existing use/occupancy, but new ownership, management or request.
- ☒ **Is a new use/occupancy.**

Further, I have determined that **Parking** at the property:

☒ **The use meets the parking standards (File No. 21-01049-BC)**

- ☐ The proposed use(s) are deficient in the parking standards.

Additionally, I have determined that the **Location**:

- ☐ Zoning Ordinance violations that need to be corrected prior to the issuance of the Alcoholic Beverage License.
- ☒ **Business Location Approval:** Business Location Approval for the Restaurant principal use classification (Lower Unit) has been submitted on 05/09/2025 under File No. 25-002469-BA. The location is pending obtaining a CO under Building Permit No. 21-01049-BC.





## SAVANNAH ZONING BOARD OF APPEALS

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### DECISION OF THE BOARD

**PETITIONER:** JOSHUA YELLIN AS AGENT FOR NATHAN FULLER  
**FILE NO:** 17-007148-ZBA  
**ADDRESS:** 2425 BULL STREET  
**DATE:** JANUARY 25, 2018

#### Nature of Request

The petitioner, Joshua Yellin as Agent for Nathan Fuller, is requesting approval of use #10 (Restaurant with alcohol sales, Mid-City Zoning) and use #18 (Microbrewery, Mid-City Zoning), which may be approved by the Zoning Board of Appeals.

#### Staff Recommendation

Staff finds that nearby uses located along Bull Street, such as restaurants that sell alcohol and liquor/convenience stores, maintain similar hours of operation. These uses typically close sometime between 9:00 p.m. and 11:45 p.m. Uses along Bull Street that tend to operate beyond these hours are either restaurants that do not sell alcohol or bars. Although Bull Street is generally a commercial corridor, there are some nearby uses that are less intensive in nature, including residential properties located within 300-feet of the subject site. Therefore, staff believes that establishing limitations on hours of operation for the proposed uses is appropriate. The Zoning Board of Appeals has the authority to limit the hours of operation for special uses. Staff recommends approval of the proposed uses for Restaurant with Alcohol Sales (Use #10) and Microbrewery (Use #18) with the condition that the uses maintain hours of operation limited to 11:45 p.m. Sunday-Thursday and 12:00 a.m. Friday and Saturday.

#### Decision of the Board

Upon a motion made by Michael Brown and seconded by Eli Karatassos, the Savannah Zoning Board of Appeals adopts the following resolution:

Resolved, that the Savannah Zoning Board of Appeals does hereby approve the petition for special use #10 (Restaurant with alcohol sales, Mid-City) and use #18 (Microbrewery, Mid-City) for the lower floor of property located at 2425 Bull Street with the condition that the uses maintain hours of operation limited to 11:45 p.m. Sunday-Thursday and 12:00 a.m. Friday and Saturday, and that no retail package sales be allowed for the microbrewery.

#### **Note:**

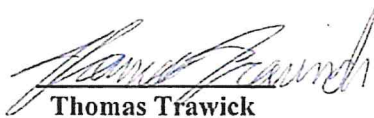
No decision of the board of appeals permitting the use of a building or land shall be valid for a period longer than 12 months; provided, that wherever such use is dependent upon the erection or operation of a building, the board may extend the time for good cause thereon. (§8-3165(e))

JOSHUA YELLIN AS AGENT FOR NATHAN FULLER  
17-007148-ZBA  
2425 BULL STREET  
JANUARY 25, 2018

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**VOTING FOR  
DECISION**

Parker Morgan  
Michael Brown  
Thomas Branch  
Eli Karatassos  
Willie James



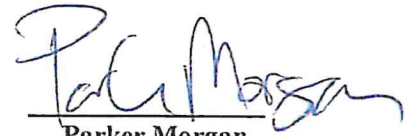
Thomas Trawick

Secretary

TT/am

**VOTING AGAINST  
DECISION**

**\*ABSENT OR  
FAILING TO VOTE**



Parker Morgan

Chairman



## SAVANNAH ZONING BOARD OF APPEALS

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### DECISION OF THE BOARD

**PETITIONER:** JOSHUA YELLIN AS AGENT FOR NATHAN FULLER  
**FILE NO:** 17-007150-ZBA  
**ADDRESS:** 2425 BULL STREET  
**DATE:** JANUARY 25, 2018

#### Nature of Request

The petitioner, Joshua Yellin as Agent for Nathan Fuller, is requesting approval of use #2 (Bar, nightclub, tavern, Mid-City Zoning), which may be approved by the Zoning Board of Appeals.

#### Staff Recommendation

Although Bull Street is mostly a commercial corridor, there are still some nearby uses that are less intensive in nature, including residential properties located within 300-feet of the subject property. Staff believes that establishing limitations on hours of operation, similar to other uses that sell alcohol in the surrounding neighborhood, is appropriate. Along Bull Street there are a few other bars located within close proximity of the subject site. However, these uses are generally accessible to the public whereas the proposed bar will be limited only to occupants of the second floor. The Zoning Board of Appeals has the authority to limit the hours of operation for special uses as well as apply additional use conditions. Staff recommends approval of the proposed use for Bar, nightclub or tavern (Use #2) with the following conditions:

1. The use shall not be accessible to the general public;
2. Only registered occupants of the inn and their guests and occupants of the indoor recreation space shall have access to the proposed use;
3. The use shall maintain hours of operation limited to 12:00 a.m. Sunday-Thursday and 1:00 a.m. Friday and Saturday.

#### Decision of the Board

Upon a motion made by Michael Brown and seconded by Eli Karatassos, the Savannah Zoning Board of Appeals adopts the following resolution:

Resolved, that the Savannah Zoning Board of Appeals does hereby approve the petition for special use #2 (Bar, nightclub, tavern, Mid-City) for the upper floor of property located at 2425 Bull Street with the condition that the use shall not be accessible to the general public; only registered occupants of the inn and their guests and occupants of the indoor recreation space shall have access to the proposed use, and the use shall maintain hours of operation limited to 12:00 a.m. Sunday-Thursday and 1:00 a.m. Friday and Saturday.

#### **Note:**

No decision of the board of appeals permitting the use of a building or land shall be valid for a period longer than 12 months; provided, that wherever such use is dependent upon the erection or operation of a building, the board may extend the time for good cause thereon. (§8-3165(e))



## MEMORANDUM

**TO:** Judee Jones, Revenue Director

**THRU:** Michelle Halford, Major of Field Operations *WH*  
William Barnett, Administrative Sergeant

**FROM:** Kristofer Singleton, Revenue Investigator

**DATE:** May 6, 2025

**SUBJECT:** Lucia Pasta Bar / 2425 Bull Street

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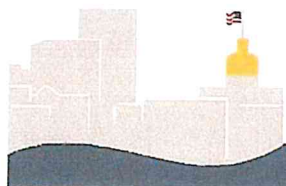
The purpose of this memorandum is to submit recommendations effective **05/22/2025**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Kyle Jacovino**. A safety plan has been submitted by the applicant and reviewed by the Savannah Police Department.

The safety plan was examined to ensure it properly addressed all mentioned concerns in the City of Savannah's Alcohol Beverage Ordinance, Section 6-1206, Subsection D, Paragraph 4, Items A-I (as applicable).

In reference to the petition for **Kyle Jacovino** requesting a Class C (liquor, malt beverages, and wine) (by the drink) with Sunday Sales at 2425 Bull Street, Lucia Pasta Bar (DBA Lucia Pasta Bar). I submit the following:

**Kyle Jacovino's** safety plan has been reviewed. It should be noted, the safety plan addresses all applicable concerns set forth by the governing sections of the City of Savannah's Alcohol Ordinance. The Savannah Police Department has no reason(s) for recommending denial of this safety plan.





# SAVANNAH POLICE

To Serve, Protect and Build Trust

SavannahPD.org



## MEMORANDUM

**TO:** Jay Melder, City Manager

**THRU:** Lenny Gunther, Chief of Police  
Michelle Halford, Major of Field Operations *WH*  
William Barnett, Administrative Sergeant *WB*

**FROM:** Kristofer Singleton, Revenue Investigator

**DATE:** April 30, 2025

**SUBJECT:** Lucia Pasta Bar / 2425 Bull Street

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The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective **5/22/2025**. The following information concerns the Alcoholic Beverage License application for **Kyle Jacovino**. Pertinent records of the Georgia Crime Information Unit and local agencies have been searched as of this date with the following results:

### **Savannah Police Department Disposition**

No record found.

### **Georgia Crime Information Center Disposition**

No record found.

The petitioner is requesting a Class **C (liquor, malt beverages, and wine) (by the drink) with Sunday Sales at 2425 Bull Street, Lucia Pasta Bar (DBA Lucia Pasta Bar)**.

The fingerprints for the ABL Applicant and ABL Responsible Applicant, **Kyle Jacovino**, are on file with the Alcohol Beverage Compliance Unit. No disqualifying criminal records are outlined in the City of Savannah Code of Ordinances.

The Savannah Police Department's recommendation for **approval** for the ABL Applicant and ABL Responsible Applicant.

**\*\*PUBLIC NOTICE\*\***  
**OFFICE OF THE CLERK OF COUNCIL**  
**ALCOHOL BEVERAGE LICENSE HEARING**

Andria Canella for Sweet Patricia's LLC t/a **Sweet Patricia's** is requesting a **Class C (Beer and Wine) (By the Drink)** Alcohol License **with Sunday Sales** at **1722 Habersham Street**. The establishment is located between East 33<sup>rd</sup> Street and East 34<sup>th</sup> Street in Aldermanic District 2. The applicant plans to operate as a *Restaurant*. (Existing Business/New Request).

Kyle Jacovino for Lucia Pasta Bar LLC t/a **Lucia Pasta Bar** is requesting a **Class C (Liquor, Beer, Wine) (By the Drink)** Alcohol License **with Sunday Sales** at **2425 Bull Street**. The establishment is located between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street in Aldermanic District 2. The applicant plans to operate as a *Restaurant* (New Business/New Request).

Vinay Patel for Indore Enterprise Inc. t/a **CBD +** is requesting a **Class E (Beer and Wine) (By the Package)** Alcohol License at **802 Montgomery Street**. The establishment is located between West Bolton Street and West Gwinnett Street in Aldermanic District 2. The applicant plans to operate as a *Convenience Store*. (Existing Business/New request)

Binit Amin for BP 01 INC t/a **Bay Stop** is requesting a **Class E (Beer and Wine) (By the Package)** Alcohol License at **1028 West Bay Street**. The establishment is located between Lehwald Street and East Lathrop Ave in Aldermanic District 1. The applicant plans to operate as a *Convenience Store*. (New Business/New Request).

Ryan Diggins for Midnight Auteur LLC t/a **The Municipal Grand** is requesting a **Class C (Liquor, Beer and Wine) (By the Drink)** Alcohol License **with Sunday Sales** at **132 East Broughton Street**.

The establishment is located between Drayton Street and Abercorn Street in Aldermanic District 2. The applicant plans to operate as a *Hotel*. (New Business/New Request).

Loan Tran for Sunday Sunday t/a **Sunday Sunday** is requesting a **Class C (Liquor, Beer, Wine) (By the Drink)** Alcohol License **with Sunday Sales** at **116 Whitaker Street**.

The establishment is located between West Broughton Street and West State Street in Aldermanic District 2. The Applicant plans to operate as a *Restaurant*. (New Business/New Request).

Teresa Ortega for Cantina 69 LLC t/a **Cantina 69** is requesting a **Class C (Liquor, Beer, Wine) (By the Drink)** Alcohol License **with Sunday Sales** at **4307 Ogeechee Road**.

The establishment is located between Mersy Way and Chatham Parkway in Aldermanic District 5. The applicant plans to operate as a *Restaurant*. (New Owner/ New Request).

The applicant(s) will be heard at the meeting of the City Council at 2:00 p.m.,  
Thursday, May 22, 2025, in the:  
SCCPSS Board Room, Eli Whitney Administrative Complex, 2 Laura Avenue, Building  
"G".

Anyone objecting to the issuance of these licenses may appear at that time and be  
heard.

City of Savannah  
Mark Massey  
Clerk of Council

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**SAVANNAH MORNING NEWS**

**PUBLIC NOTICE COLUMN**

Please insert the above notice in the PUBLIC NOTICE column of the Savannah Morning  
News: WEDNESDAY, MAY 14, 2025.

Please let the City's Purchasing Department have two copies of the affidavit of  
publication.

**OFFICE OF THE CLERK OF COUNCIL**

Legal notice emailed to Purchasing to be forwarded to Savannah Morning News:  
WEDNESDAY, MAY 7, 2025.