



April 21, 2022

Josh Yellin
200 E St Julian St
Savannah, GA 31401

RE: 2805 Bull St
PIN: 20074 33001 (the Property)

Dear Mr. Yellin:

Per your request, I hereby certify that I am the duly appointed Senior Planner within the Planning & Urban Design Department of the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** On July 18, 2019, and in conjunction with a New Zoning Ordinance, the Jurisdiction rezoned the Property from Planned General Business Transition (P-B-G-1) to Traditional Commercial-1 (TC-1), effective September 1, 2019. In doing so, the Jurisdiction's first comprehensive Zoning Ordinance adopted on July 29, 1960, as amended was replaced.

As of April 21, 2022, the Property is zoned TC-1.

2. **Permissible Uses:** The uses allowed in the zoning district are identified in [Article 5 Sec. 5.4 Principal Use Table](#) of the zoning ordinance. The principal use classification *Bar; tavern* is allowed with Special Use approval in the zoning district and is defined as follows in [Article 13](#) of the zoning ordinance:

- a. **Bar; Tavern:** *An establishment devoted primarily to the dispensing of alcoholic beverages for consumption on the premises. While such use may also provide food sales, more than 50% of its annual gross food and beverage sales income is derived from the sales of alcoholic beverages. This use may include entertainment. This term does not include nightclub.*

3. **Commercial Use Standards for Limited and Special Uses:** The following commercial use standards apply to the principal use classification *Bar; tavern* per Article 5 Sec. 5.4:

8.4.30 Bar, Tavern

In the D-N zoning district, the hours of operation shall be limited to between 6:00 a.m. to 12:00 a.m.

The Property is not in the D-N Zoning district.

4. **Alcohol Density Overlay District:** The Property is not within the boundaries of an Alcohol Density Overlay District. This; however, does not guarantee a license shall be issued. A separate process is required to obtain a valid alcohol license.
5. **Development Standards:** The general development standards that govern the parcel may be found in [Article 5 Sec. 5.13 Traditional Commercial Districts](#), [Article 8.0 Use Standards](#) and [Article 9.0 General Site Standards](#).
6. **Overlay Districts:** The Property is within the boundaries of the following overlay districts:
 - a. **Streetcar Historic Overlay District**, which was listed on the National Register of Historic Places on July 29, 1997, and as a Local Historic District by the Jurisdiction. Therefore, [Article 7 Sec. 7.11 Streetcar Historic Overlay District](#) and [Article 9 Sec. 9.9.17 Special Sign Districts](#) apply to the Property.

- i. **File No. 21-005613-ZA:** On February 10, 2022, the Jurisdiction adopted an ordinance amending the text of Article 7 Sec. 7.11 of the zoning ordinance adding nine (9) contributing resources to the Contributing Resources Map; however, an ordinance to amend the zoning map was not adopted.
 - b. **Victorian and Streetcar Parking District:** Uses within the boundaries of the parking reduction area, as shown in Figure 9.3-4, are permitted to reduce the number of off-street parking spaces required by Sec. 9.3.4(d) in accordance with Table 9.3-5. Uses/categories not identified in Table 9.3-5 shall be subject to the off-street parking requirements of Sec. 9.3.4(d). All uses shall not be subject to the loading requirements of 9.3.9.
7. **Parking Requirements:** The Property is subject to the parking reduction associated with Article 9 Sec. 9.3.7(d). Per the Chatham County Tax Assessor's website, the Property contains one 2,595 square foot structure. The Property shall not be required to provide vehicle parking spaces for the first 3,000 square feet of non-residential uses. The Jurisdiction shall schedule a correction to the previously approved text amendment extending the parking reductions associated with Article 9 Sec. 9.3.7(d).
8. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not aware of any variances, zoning map amendments, special use permits, etc. pertaining to the property, except the previously mentioned rezoning in conjunction with the adoption of the new zoning ordinance.
9. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
10. **Code Violations:** I am not personally aware of any existing violations related to the Zoning Ordinance on the Property.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current Zoning District for any specified period of time or that the list of uses permitted in the Zoning District will remain in effect for any specific period of time.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,



Candra E Teshome
Senior Planner