



September 24, 2024

Josh Yellin
200 E St Julian Street
Savannah, GA 31401
jyellin@huntermaclean.com

RE: 17 W Park Avenue (the Property)
PIN: 20044 31008

To Whom It May Concern:

Per your request, I hereby certify that I am a Planning Manager in the Planning and Urban Design Department for 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:** As of September 24, 2024, the Property is zoned TN-1 (Traditional Neighborhood-1).
2. **Permissible Uses:** Per [Sec. 5.12.1\(c\)](#), *“The TN-1 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the district provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. The TN-1 district is intended for use only within the Victorian Historic Overlay District.”*

The uses allowed in the TN-1 zoning district are identified in [Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. “Restaurant” is not a permitted use in TN-1 zoning. Three non-owner occupied short-term vacation rental (STVR) permits are active for the Property. They are SVR-01857 for 17 W Park Avenue (2 bedrooms); SVR-01858 for 17 W Park Avenue, Unit 2 (2 bedrooms); and SVR-01859 for 17 W Park Avenue, Unit 3 (1 bedroom). The maximum number of STVR bedrooms associated with a single property identification number (PIN) is 6. The Property could have an additional STVR with 1 bedroom if a new STVR permit is issued. The ward where the Property is located, Gallie Ward, is subject to a cap on non-owner occupied STVRs on residential parcels. The Property is a residential parcel for the purpose of the cap. The cap has been reached. The Property may apply for a new STVR permit in addition to the existing STVR permits without violating the cap because the parcel has existing STVR permits and therefore does not change the number of residential parcels with STVR permits. The cumulative number of bedrooms permitted within STVRs shall not exceed 6 on the same PIN.

Per the [Short-term Vacation Rental Regulations](#) web page on the City of Savannah web site:

“Renewals of pre-existing STVR certificates issued before September 28, 2017 will not be denied on the grounds that issuance of a certificate will exceed the per-ward maximum cap limitation. When a transfer of property title occurs for a parcel with a pre-existing STVR certificate, a new application from the transferee/grantee will not be denied on the grounds that the issuance of a certificate will exceed the pre-ward maximum cap limitation if the transferee/grantee applies for a new STVR within six months from the date of title

transfer.

All non-renewal STVR certificate applications submitted after September 28, 2017 are subject to the per-ward cap.”

If the Property is rezoned to TC-2, then the use “Retail consumption dealer (on premise consumption of alcohol)” in the form of “Accessory Alcohol Sales by the Drink in Association with a Restaurant” would be permitted by right. The use “Ancillary retail dealer (off-premise consumption of alcohol)” is also permitted by right in TC-2 zoning when it is associated with and accessory to a retail use as regulated by [Sec. 8.7.2](#).

3. **Development Standards:** The general development standards that govern the parcel in the current zoning can be found in [Sec. 5.12.5 Traditional Neighborhood Districts](#), [Article 8.0 Use Standards](#), and [Article 9.0 General Site Standards](#).
4. **Parking Requirements:** The proposed use of the building is 3,040 square feet of “Restaurant” and 4 STVRs. The parking requirement for “Restaurant” is 1 vehicle space per 100 square feet of floor area. The first 3,000 square feet of a nonresidential use in the Victorian historic district is exempt from parking. The remaining 40 square feet requires 0.4 spaces, which rounds down to zero spaces. Dwelling units require one vehicle parking space per unit. There are four existing dwelling units on the Property, one of which is an ADU that does not require parking. The Property has three existing parking spaces, one outdoor and two in a garage. The Property receives no credit for nonconforming parking areas because the “previous” use of the Property is three principal dwelling units. The previous use is conforming for parking. The parking requirement for STVRs with 3 or fewer bedrooms is 1 parking space per unit. If the Property is used for four STVRs, each with 3 bedrooms or fewer, then the parking requirement is 4 vehicle spaces. Lodging uses in the Victorian and Streetcar Parking District receive a 25% reduction in parking requirements. The parking requirement for four STVR units is reduced to 3 parking spaces. The parking requirement for the proposed STVR uses is met with the existing parking on the Property.
5. **Overlay Districts:** The Property lies within the boundaries of [Short-term Vacation Rental Overlay District \(STVRD\)](#) and the [Victorian Historic Overlay District](#). The Streetcar Historic Overlay District also applies the [Victorian and Streetcar Parking District](#) standards.
6. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** A special use permit application has been submitted under File no. 24-004300-ZA to allow alcohol sales for on-premise and off-premise consumption. The application is pending. A text amendment application has been submitted under File no. 24-004304-ZA. The proposed text amendment would allow restaurants as well as alcohol sales for on-premise and off-premise consumption in TN-1 zoning.
7. **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.
8. **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 or that the list of uses permitted in the zoning district will remain in effect for any specific period.

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,

A handwritten signature in cursive script, appearing to read "John Anagnost".

John Anagnost
Planning Manager