



July 28, 2023

Dolly Chisholm
One West Park Avenue
Savannah, GA 31401
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RE: 115 W Bolton Street (the Property)
PIN: 20044 18001

To Whom It May Concern:

Per your request, I hereby certify that I am a Zoning Plans Examiner 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 July 28, 2023, 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. The applicant has requested information about establishing a library, study hall, lecture hall, or dining facility on the Property in association with Ralston College. The library and dining facility uses would not be considered accessory to the principal use of “College, university, seminary” as described in [Sec. 8.7.15](#). Per [Sec. 8.7.2](#), accessory uses must be “located on the same property as the principal use or structure”. A dining facility would be classified as “Restaurant”, which is not permitted in TN-1. Library, study hall, and lecture hall are classified as “Educational building used by a college, university or seminary”, which is a special use in TN-1. A special use permit would be required from the [Zoning Board of Appeals](#) prior to establishing these uses. The special use permit process is described in [Sec. 3.10](#). The review of the special use permit would include evaluation of the use standards for “Educational building used by a college, university or seminary” as shown in [Sec. 8.3.13](#). Library, study hall, and lecture hall may be permitted on the Property if a special use permit is granted. Dining facility is not permitted.

- 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 total floor area of the building is 6,624 square feet, according to the property tax card. The proposed use is “Educational building used by a college, university or seminary”. This use requires 1 vehicle parking space per 250 square feet of classroom and office area. The applicant has provided a floor plan indicating that 3,830 square feet of the building will be used for classrooms and offices. This site is in the Victorian and Streetcar Parking District. The first 3,000 square feet of nonresidential use does not require parking. The remaining 830 square feet of office and classroom floor area requires 3.32 parking spaces, which rounds to 4 spaces. “College” uses are allowed a 25% parking reduction in the Victorian and Streetcar Parking District. The number of required spaces after this reduction is 3 spaces. The proposed use requires 7 parking spaces before any Credit for Nonconforming Parking Areas ([Sec. 9.3.4.a.iv](#)) is granted.

The Property is eligible for Credit for Nonconforming Parking Areas. The previous use was a "Place of Worship", which requires 1 vehicle parking space per 6 seats in the sanctuary. There are 4,650 square feet of sanctuary in the building. Based on the Assembly occupancy type of the International Building Code, this use requires 15 square feet per occupant. The maximum number of seats in the previous use is 310 seats. The first 3,000 square feet of nonresidential use is exempt from vehicle parking in the Victorian and Streetcar Parking District. The remaining 1,650 square feet yields 110 seats which requires 18.33 vehicle parking spaces. That rounds to 19 spaces ([Sec. 9.3.4.a.ii](#)). "Places of Worship" receive a 50% parking reduction in the Victorian and Streetcar Parking District. That results in 9.5 spaces, which rounds to 10 spaces. The site receives credit for 10 spaces for the previous use.

The proposed use requires 3 vehicle parking spaces. The site is eligible for credit for 10 vehicle parking spaces. The final parking requirement after all reductions and credits is zero vehicle parking spaces.

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 was approved in June 2018 under File No. 18-002912-ZBA to allow the use "Banks and offices, 3 stories or less". No business location approval was requested subsequent to the special use permit. The special use permit has expired due to inactivity.
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,



John Anagnost
Zoning Plans Examiner