



Historic Preservation Commission

June 26, 2024 Historic Preservation Commission Meeting

Title

Petition of Savannah Local Initiatives, Inc | 24-0003127-COA | 2114 Bulloch Street | New Construction, Small Parts I & II, Special Exception, and Variance Request

Description

The applicant is requesting approval for New Construction, Small (Parts I & II), two Special Exception requests, and a variance request for an empty lot located at 2114 Bulloch Street.

Recommendation

Approval of the New Construction, Small (Parts I & II) for the vacant parcel located at 2114 Bulloch Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Confirm the proposed location and details of the front and side porches.
2. Confirm that proposed materials and design for the front porch columns, lighting (if applicable), and rear stockade fence.
3. Confirm that the front porch handrails on four inches (4") on center.
4. Confirm the location of the refuse and mechanical equipment.
5. Select a material that meets the standards for the section of the fence facing Bulloch Street.
6. Confirm that the fence is a minimum of five feet from the neighboring building.
7. Redesign the sidewalk and driveway to meet the standards.

AND

Approval of the two (2) Special Exceptions from the following standards:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the Special Exception criteria is met.

AND

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for less than 30% transparent features on both side facades because the Special Exception criteria are met.

And

Approval of a Variance Recommendation to the Zoning Board of Appeals from the standard that reads as follows:

Section 5.9.5 Development Standards for Permitted Uses; Lot width (ft.): 40

In order for the infill to be constructed on this lot because the variance criteria are met.

Contact

Financial Impact

Review Comments

Attachments

📎 [Staff Report - 24-003127-COA 2114 Bulloch St.pdf](#)

📎 [Submittal Packet - 2114 Bulloch Street.pdf](#)