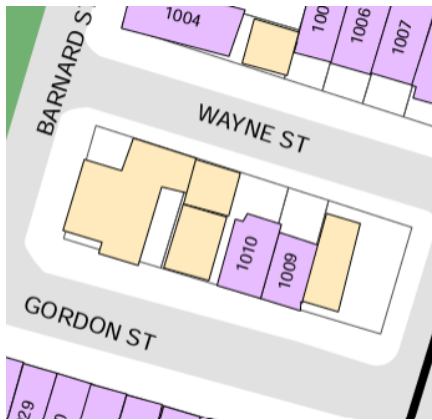




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## 108 West Gordon Street Summary of Findings DRAFT 9-15-22



108 West Gordon Street, PIN 20032 39002, is within the local Savannah Downtown Historic District as well as the Savannah National Historic Landmark District. It is zoned D-R, Downtown Residential. It is subject to the Savannah Downtown Historic District standards, in addition to the base zoning district standards. Any exterior alterations will require a Certificate of Appropriateness (COA) from the Historic District Board of Review prior to a building permit being issued.

There are two existing buildings on the site, one facing West Wayne Street and one facing West Gordon Street. The building facing West Gordon Street, identified as #1010 on the Contributing Resources Map was built in 1870 and is a contributing building. The two story carriage house facing West Wayne Street is a non-contributing building.

**Height:** The property is in a four-story height zone, as indicated on the Height Map.

**Lot coverage:** In the D-R district, lot coverage is limited to 75% maximum. Based on the information provided by the Chatham



County Tax Assessor (through [www.sagis.org](http://www.sagis.org)) the current lot coverage is 50.23%. (This assumes a parcel size of 3812.5 square feet, and combined building footprint size of 1915 square feet).

**Parking:** One parking space per unit is required.

**Accessory dwelling unit (ADU) standards:** The property is also subject to Section 8.7 of the ordinance which regulates accessory dwelling units. The standards require that the height of the ADU not exceed the height of the principal building and that any portion of accessory dwelling unit over 25 feet in height shall be located at least 20 feet from a rear property line that does not abut a lane. The footprint of the ADU cannot exceed 40% of the habitable floor area of the principal dwelling. Only one bedroom is permitted. ADUs may be attached or detached, but if detached, must be separated from the principal building by at least 10 feet.



**Opportunities for redevelopment:**

- Opportunity 1: Rehabilitation the existing house and carriage house as-is. A COA will be required for any exterior alterations.
- Option 2: Add on to the main house in the courtyard area, connecting the existing garage. Based on the maximum lot coverage, this could be an addition of 944 square feet maximum.
- Option 3: Subdivide the parcel on a north south axis and construct a new principal dwelling facing West Gordon Street. The new building could be four stories, but I'd recommend three from an approval perspective. Parking would have to be provided for the historic building.

