



City of Savannah Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
January 25, 2023 - 10:00 a.m.
Final Agenda

JANUARY 25, 2024 - CITY OF SAVANNAH ZONING BOARD OF APPEALS

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" in the meeting room on the podium. Persons wishing to speak will indicate on the sheet

I. Call to Order and Welcome

[1. Call to Order and Welcome](#)

II. Invocation and Pledge of Allegiance

[2. Invocation and Pledge of Allegiance](#)

III. Notices, Proclamations and Acknowledgements

[3. Resolution of Appreciation - Larry Evans](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the Resolution of Appreciation to Larry Evans for his service on the Board.

Vote Results (Approved)

Motion: Michael Condon

Second: Betty Jones

Stephen Merriman, Jr. - Abstain

Karen Jarrett - Aye

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

IV. Item(s) Requested to be Removed from the Final Agenda

V. Item(s) Requested to be Withdrawn

VI. Approval of Minutes

4. Approve December 14, 2023 Meeting Minutes

[December-14, 2023 Meeting Minutes.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the December 14, 2023 Meeting Minutes.

Vote Results (Approved)

- Motion: Betty Jones
- Second: Stephen Plunk
- Stephen Merriman, Jr. - Abstain
- Karen Jarrett - Aye
- Michael Condon - Aye
- Stephen Plunk - Aye
- Betty Jones - Aye
- Armand Turner - Aye

VII. Approval of Final Agenda

5. Approve the Final Agenda

Motion

The Savannah Zoning Board of Appeals does hereby approval the Final Agenda.

Vote Results (Approved)

- Motion: Stephen Plunk
- Second: Michael Condon
- Stephen Merriman, Jr. - Abstain
- Karen Jarrett - Aye
- Michael Condon - Aye
- Stephen Plunk - Aye
- Betty Jones - Aye
- Armand Turner - Aye

VIII. Consent Agenda

IX. Old Business

6. 813 East 34th Street | Variances to ADU Rear Setback and Separation from Principal Dwelling | 23-002660-ZBA

- [SITE VISIT.pdf](#)
- [Site Plan](#)
- [Aerial Pictometry](#)
- [Staff Report.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the requested variances for a 0-foot setback from a public lane and 7.96-foot separation between an ADU and principal dwelling at 813 East 34th Street with the following two conditions:

1. Future construction shall be consistent with the site plan submitted for consideration with the present petition. Any structures not shown on the site plan shall be demolished and only structures shown on the site plan shall be permitted.
2. Construction is contingent upon approval of the City of /savannah Building Department.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

X. Regular Agenda

[7. 823 Joe Street | Side Yard Setback Variance | 23-006303-ZBA](#)

[📎 STAFF REPORT.pdf](#)

[📎 Photo](#)

[📎 Building Plans _ 823 Joe Street_.pdf](#)

[📎 Application - 823 JOE ST_23-006303-ZBA_.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the variance for a 1.7' side yard setback for the [property at 823 Joe Street with the condition that the HVAC is placed at the rear.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye

Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

8. 1416 East 55th Street - 23-006380-ZBA - Three Variances for Establishment of an ADU

- [Application_.pdf](#)
- [Floor Plans.pdf](#)
- [Staff Report.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the requested variances for the 5-foot interior side and 3-foot rear yard setbacks, as well as the requested variance from the minimum 125% lot area requirement for an accessory dwelling unit at 1416 East 55th Street.

Vote Results (Approved)

Motion: Armand Turner	
Second: Stephen Plunk	
Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

9. 711 East 36th Street | Lot Frontage Variance | 23-006341-ZBA

- [TR-1 Development Standards.pdf](#)
- [Proposed Site Plan.pdf](#)
- [AERIAL-SITE MAP 23-006341-ZBA.pdf](#)
- [Application.pdf](#)
- [Staff Report.pdf](#)
- [Angela Perkins_Opposition.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the variance from the minimum lot width at 711 East 36th Street.

Vote Results (Approved)

Motion: Karen Jarrett	
Second: Betty Jones	
Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye

Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

[10. 1000 Davidson Drive | Sign Variances | 23-006351-ZBA](#)

- [☞ Staff Report Gulfstream ZBA.pdf](#)
- [☞ Application.pdf](#)
- [☞ Sign Elevations.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the variance for the size allowance of letterset at 1000 Davidson Drive.

Vote Results (Approved)

Motion: Betty Jones
Second: Stephen Plunk

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

[11. 1436 Augusta Ave | Relief for Nonconforming Use/Structure and Front Yard Setback Variance | 23-006307-ZBA](#)

- [☞ Exhibit.pdf](#)
- [☞ Application_.pdf](#)
- [☞ Photo: Rear Addition](#)
- [☞ Photo: Front Addition](#)
- [☞ STAFF REPORT 1436 Augusta Ave..pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the variance and relief of nonconformity for the sake of improvements and reduce the minimum required front yard setback of 20-feet to 7-feet at 1436 Augusta Avenue.

Vote Results (Approved)

Motion: Stephen Plunk
Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

[12. 10 Eisenhower Drive | Sign Variances | 23-006326-ZBA](#)

- [☞ Staff Report.pdf](#)
- [☞ NARRATIVE - ENMARKET VARIANCE - 10 EISENHOWER DRIVE \(5\).pdf](#)
- [☞ Application.pdf](#)
- [☞ Proposed Sign Plan.pdf](#)

Motion

The Savannah Zoning Board of Appeals does hereby approve the variance as it relates to the size, type, location, and orientation of the proposed signage plan at 10 Eisenhower Drive.

Vote Results (Approved)

Motion: Armand Turner

Second: Stephen Plunk

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

XI. Other Business

[13. Nomination of Officers for 2024](#)

Motion

The Savannah Zoning Board of Appeals does hereby nominate Mr. Stephen A. Merriman., Jr., Chair and Mr. Michael Condon, Vice-Chair for 2024. The Officers will be voted on at the February 22, 2024 meeting.

Vote Results (Approved)

Motion: Karen Jarrett

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye

Betty Jones	- Aye
Armand Turner	- Aye

[14. Bond Establishment - 336 Barnard Street](#)

Motion

The Savannah Zoning Board of Appeals does hereby continue the Bond Establishment for 336 Barnard Street to Tuesday, January 30, 2024.

Vote Results (Approved)

Motion: Michael Condon
 Second: Karen Jarrett

Stephen Merriman, Jr.	- Abstain
Karen Jarrett	- Aye
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye

XII. Adjournment

[15. Adjourned](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.