



## City of Savannah Zoning Board of Appeals

Action Minutes  
August 28, 2025, SZBA at 10:00am  
112 East State Street, Arthur Mendonsa Hearing Room

### August 28, 2025, City of Savannah Zoning Board of Appeals

Members Present: Stephen Merriman, Jr., Chair  
Stephen Plunk  
Benjamine "Trapper" Griffith  
Armand Turner  
Brad Baugh  
Betty Jones  
Michael Condon

MPC Staff Present: Edward Morrow, Director, Development Services/Current Planning  
Sadie Esch-Laurent, Assistant Planner  
Sally Helm, Administrative Assistant II, Development Services  
Hind Patel, IT Helpdesk & Support  
Rohan Urs, Planner

#### I. Call to Order and Welcome

#### II. Invocation and Pledge of Allegiance

#### III. Swearing in of Witnesses

#### IV. Notices, Proclamations and Acknowledgements

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

[1. 207 West 43rd St. | Variances to rear yard setback for ADU & min seperation between primary dwelling and ADU | 25-003908-ZBA](#)

#### Motion

Item from the final agenda.

#### Vote Results ( Approved )

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

## VI. Item(s) Requested to be Withdrawn

### [2. 6203 & 6207 Abercorn St | Variance to required buffer | 25-003893-ZBA](#)

#### **Motion**

Item withdrawn from the final agenda. Petition will go through the Planning Commission.

#### **Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Aye

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

## VII. Approval of Minutes

### [3. Approval of the June 26, 2025, Meeting Minutes.](#)

#### **Motion**

Approval of the June 26, 2025, MPC Meeting Minutes.

#### **Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Aye

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

## VIII. Approval of Final Agenda

## IX. Consent Agenda

## X. Old Business

## XI. Regular Agenda

[4. 303 West 34th Street | Variances to side yard setback, and maximum square footage for ADU | 25-003861-ZBA](#)**Motion**

Approval of the request for relief for eaves or roof overhang setback from 3 feet to 2 feet with the following condition:

Install gutters to divert runoff from adjoining properties.

Approval of the request to exceed the maximum ADU footprint to 700 square feet.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
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Michael Condon	- Aye
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Stephen Plunk	- Aye
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Betty Jones	- Aye
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Armand Turner	- Aye
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Brad Baugh	- Aye
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Benjamin Griffith	- Aye
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[5. 771 East Park Avenue | After the Fact variances to side and rear yard setbacks for a deck and an accessory structure | 25-003776-ZBA](#)**Motion**

Approval of the requested four after-the-fact variances in the TR-3 zoning district:

To reduce the eastern side (interior) yard setback of a deck from 4 feet to 0 feet;

To reduce the rear yard setback of a deck from 3 feet to 0 feet;

To reduce the eastern side (interior) yard setback of an accessory structure from 5 feet to 0 feet;

To reduce the rear yard setback of an accessory structure from 5 feet to 0 feet.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
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Michael Condon	- Aye
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Stephen Plunk	- Aye
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Betty Jones	- Aye
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Armand Turner	- Aye
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Brad Baugh	- Aye
Benjamin Griffith	- Aye

[6. 602 East 52nd St | Variances to side & rear yard setbacks for ADU | 25-003907-ZBA](#)

**Motion**

Approval of the two requested variances in the RSF-6 zoning district:

1. To reduce the western side (street) yard setback from 10-feet to 3-feet,  $8\frac{1}{2}$  inches;
2. To reduce the rear yard setback from 3-feet to 1 foot.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[7. 0 Crane St | Variance to reduce min lot size for ADU | 25-003890-ZBA](#)

**Motion**

Approval of the requested variance to reduce the minimum lot size from 7,500 square feet to 5,565 square feet to establish an ADU on a vacant non-conforming lot in the RTF zoning district.

**Vote Results ( Approved )**

Motion: Armand Turner

Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[8. 123 East 55th St | Relief to Expand Non-Conforming use to establish an ADU | 25-003911-ZBA](#)

**Motion**

Approval of the request for relief to expand a nonconforming use to establish an ADU in the RSF-6 zoning district.

**Vote Results ( Approved )**

Motion: Brad Baugh

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[9. 3030 Barnard St | Variance to parking requirement | 25-003370-ZBA](#)

**Motion**

Approval of the requested variance from the parking requirement of 24 spaces associated with the re-establishment of a restaurant in the TC-1 zoning district.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

**XII. Other Business**

**XIII. Adjournment**

*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.*