



## City of Savannah Zoning Board of Appeals

February 27, 2025 at 10:00am  
Minutes

### February 27, 2025, City of Savannah Zoning Board of Appeals

Members Present: Stephen Merriman, Jr., Chair  
Michael Condon, Vice-Chair  
Stephen Plunk (online)  
Armand Turner  
Betty Jones  
Brad Baugh

Members Absent Benjamin "Trapper" Griffith

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

#### 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

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 Item(s) Requested to be Withdrawn

##### [1. 1212 Seiler Avenue | side setback for accessory structure | 25-000586-ZBA](#)

#### **Motion**

Item withdrawn from the final agenda.

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

Motion: Betty Jones

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Not Present

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Not Present

**VII. Approval of Minutes**

2. Approval of the November 21, 2024 SZBA Minutes

[11-21-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

**Motion**

Approval of the November 21, 2024 meeting minutes.

**Vote Results ( Approved )**

Motion: Betty Jones

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Not Present
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

3. Approval of the December 19, 2024 SZBA Meeting Minutes.

[12-19-2024-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

**Motion**

Approval of the December 19, 2024 SZBA meeting minutes.

**Vote Results ( Approved )**

Motion: Betty Jones

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Not Present
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

**VIII. Approval of Final Agenda**

**IX. Consent Agenda**

**X. Old Business**

**XI. Regular Agenda**

[4. 12 Bee Rd. | Variance for relief from nonconformity for side and rear yard setback of nonconforming accessory structure | 25-000516-ZBA](#)

- 📎 [FINAL 2025 CITY ZBA APPLICATION AND CHECKLIST 12 BEE RD.pdf](#)
- 📎 [12 BEE RD SITE.pdf](#)
- 📎 [Staff Report\\_SE 12 Bee Rd.pdf](#)

**Motion**

Approval of the following two variances in association with converting an accessory structure into an ADU in the RSF-6 zoning district with one condition:

1. To reduce the side yard setback of an accessory structure from 5 feet to 3 feet;
2. To reduce the rear yard setback of an accessory structure from 5 feet to 3 feet.

Condition: The Petitioner shall install gutters to divert run-off from adjoining properties.

**Vote Results ( Approved )**

Motion: Brad Baugh

Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Not Present
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[5. 202 Fair Street | Variances to side and rear yard setbacks | 24-006580-ZBA](#)

- 📎 [202 FAIR ST\\_24-006580-ZBA\\_APPLICATION.pdf](#)
- 📎 [202 FAIR ST\\_24-006580-ZBA\\_APPLICATION.pdf](#)
- 📎 [Staff Report 202 Fair St.pdf](#)
- 📎 [P. Anderson, public comment, Woodville Zoning Appeal 2.27.25.pdf](#)

**Motion**

Approval of the requested two variances in association with the proposed kitchen addition:

1. To reduce the side yard setback from 20 feet to 13.5 feet;
2. To reduce the rear yard setback from 30 feet to 20 feet.

**Vote Results ( Approved )**

Motion: Betty Jones

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
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Michael Condon	- Aye
Stephen Plunk	- Not Present
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[6. 2206 East 38th Street | Variance to building size for ADU | 24-006742-ZBA](#)

- [2206 E 38 ST\\_24-006742-ZBA\\_APPLICATION.pdf](#)
- [Staff Report 2206 E 38th St.pdf](#)
- [B. Paxton Slides 2206 E 38th Variance Request.pdf](#)

**Motion**

Approval of the requested variance to the ADU building size maximum of 40% in relation to the principal structure.

**Vote Results ( Approved )**

Motion: Brad Baugh  
Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Not Present
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[7. 1217 E. 33rd Street | Variance to reduce minimum lot frontage and side yard setback within a TR-2 zoning district | 25-000502-ZBA](#)

- [1217 E 33RD ST ZONING APPEAL \(VERSION 2\).pdf](#)
- [2024-209-ZONING.pdf](#)
- [Staff Report\\_SE 1217 E 33rd St.pdf](#)

**Motion**

Approval of the following variances with a condition in association with subdividing in a TR-2 zoning district:

1. Reduce the minimum lot width requirement from 40 feet to 30 feet
2. Reduce the side yard setback from 3 feet to 1.96 feet

Condition: The final plat must demonstrate a building envelope with a side setback of not less than 4.04 feet for the newly created parcel

**Vote Results ( Approved )**

Motion: Armand Turner

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[8. 1033 Milton Street | Variance to side yard setbacks | 25-000310-ZBA](#)

[📎 1033 MILTON ST\\_25-000310-ZBA\\_APPLICATION.pdf](#)

[📎 SITE PLAN.pdf](#)

[📎 Staff Report\\_SE 1033 Milton St.pdf](#)

**Motion**

Approval of the requested variances to reduce both side setbacks of a proposed primary dwelling from 5 feet to 3 feet within the RSF-6 zoning district.

**Vote Results ( Approved )**

Motion: Brad Baugh

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[9. 601 Indian Street Unit A | Variance for sign | 25-000128-ZBA](#)

[📎 601 INDIAN ST, UNIT A\\_25-000128-ZBA\\_APPLICATION.pdf](#)

[📎 Staff Report](#)

[📎 Submittal Packet](#)

**Motion**

Approval of the variance request for additional signage, allowing for two signs instead of one.

**Vote Results ( Approved )**

Motion: Michael Condon

Second: Armand Turner	
Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[10. 635 West Victory Drive | Variances to front and rear yard setbacks | 24-006581-ZBA](#)

- 📎 [REVISED APPLICATION\\_635 W VICTORY DR\\_24-006581-ZBA.pdf](#)
- 📎 [SITE PLAN.pdf](#)
- 📎 [Staff Report\\_SE 635 W Victory Dr\\_.pdf](#)

**Motion**

Approval of the request to reduce the rear yard setback from 20 feet to 14 feet.

Denial of the request to increase the maximum front yard setback from 10 feet to 12.2 feet.

**Vote Results ( Approved )**

Motion: Michael Condon

Second: Betty Jones

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

[11. 605 West 32nd Street & 0 Burroughs Street | Variances to minimum lot size and max. permissible floor area for ADU | 24-006741-ZBA](#)

- 📎 [605 W 32nd Duplex-ELVS.pdf](#)
- 📎 [605 W 32 St\\_24-006741-ZBA\\_Application.pdf](#)
- 📎 [Staff Report 605 W 32nd St.pdf](#)
- 📎 [B. Paxton Slides 605 W 32nd St.pdf](#)
- 📎 [S. Royalston, public comment Petition #24-006741-ZBA.pdf](#)
- 📎 [20250226\\_135353.jpg](#)

**Motion**

Approval of the requested relief from the minimum 125% lot are required to establish an ADU on the property.

Approval of the request to permit the proposed ADU to exceed the 40% maximum floor area in relation to the principal dwelling.

**Vote Results ( Approved )**

Motion: Michael Condon

Second: Armand Turner

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Not Present
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Not Present
Benjamin Griffith	- Not Present

[12. 238 Alfred Street | Variances to accessory structures height, building coverage, size, for outdoor storage | 25-000582-ZBA](#)

[238 ALFRED ST\\_3 PARCELS\\_25-000582-ZBA\\_APPLICATION.pdf](#)

[Staff Report\\_SE 238 Alfred St.pdf](#)

[P. Anderson, public comment, Woodville Zoning Appeal II 2.27.25.pdf](#)

**Motion**

Approval of the following variances in association with constructing an accessory structure (carport for an RV) in an RSF-6 zoning district:

1. To increase the height of an accessory structure to be above the principal structure;
2. To increase the permissible size of an accessory structure as it relates to the principal structure;
3. To increase the length and height of outdoor storage for a personal recreational vehicle;
4. To allow parking of an unhitched trailer.

**Vote Results ( Approved )**

Motion: Armand Turner

Second: Brad Baugh

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

Benjamin Griffith - Not Present

[13. 8730 Rivers End Dr. | Variance to reduce side yard setback in an RSF-E zoning district | 25-000529-ZBA](#)

- 📎 [8730 RIVERS END DR\\_25-000529-ZBA\\_APPLICATION.pdf](#)
- 📎 [230020-VARIANCE EXHIBIT.pdf](#)
- 📎 [DB 2840 PG 609.pdf](#)
- 📎 [PRB 21P PG 37.pdf](#)
- 📎 [Staff Report\\_SE 8730 Rivers End Dr.pdf](#)

**Motion**

Approval of the variance request to reduce the side yard setback from 20 feet to 14 feet to create a minor subdivision in an RSF-E zoning district with the following condition:

1. The preliminary plat shall be modified to include the proposed building envelope of ' Parcel C.'

**Vote Results ( Approved )**

Motion: Michael Condon

Second: Betty Jones

- |                       |               |
|-----------------------|---------------|
| Stephen Merriman, Jr. | - Abstain     |
| Michael Condon        | - Aye         |
| Stephen Plunk         | - Aye         |
| Betty Jones           | - Aye         |
| Armand Turner         | - Aye         |
| Brad Baugh            | - Aye         |
| Benjamin Griffith     | - Not Present |

[14. 501 Rivers End Drive | Variances to front and rear yard setbacks | 25-000623-ZBA](#)

- 📎 [501 RIVERS END DR\\_25-000623-ZBA\\_APPLICATION.pdf](#)
- 📎 [2025 01 27\\_501 RIVERS END DRIVE\\_SITE PLAN.pdf](#)
- 📎 [Staff Report\\_501 Rivers End Dr.pdf](#)

**Motion**

Approval of the variance request to reduce the front yard setback from 40 feet to 30 feet and to reduce the rear yard setback from 40 feet to 20 feet as requested.

**Vote Results ( Approved )**

Motion: Michael Condon

Second: Betty Jones

- |                       |           |
|-----------------------|-----------|
| Stephen Merriman, Jr. | - Abstain |
| Michael Condon        | - Aye     |
| Stephen Plunk         | - Aye     |
| Betty Jones           | - Aye     |



Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Not Present

**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.*