



City of Savannah Zoning Board of Appeals

Action Minutes
SZBA March 27, 2025 at 10:00 am

March 27, 2025, 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

II. Invocation and Pledge of Allegiance

III. Swearing in of Witnesses

1. Swear in witnesses

Chairman swore in witnesses.

IV. Notices, Proclamations and Acknowledgements

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

VI. Item(s) Requested to be Withdrawn

2. 0 East 32nd Street | Variance for reduction of required lot width | 25-001006-ZBA

[📎 0 E 32 ST_25-001006-ZBA_APPLICATION.pdf](#)

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Item withdrawn from the final agenda.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	- Aye

[3. 1605, 1607 LeGrand Street | Variance for reduction of required lot width | 25-001041-ZBA](#)

[📎 1605, 1607 LEGRAND ST_25-001041-ZBA_APPLICATION.pdf](#)

Motion

Item withdrawn from final agenda.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 - Aye

VII. Approval of Minutes

[4. Approval of the February 27, 2025 Meeting Minutes](#)

[📎 february-27-2025-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

Motion

Approval of the February 27, 2025 SZBA Meeting Minutes.

Vote Results (Approved)

Motion: Michael Condon

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 - Aye

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

[5. 107 Cockle Shell Rd | Variance to fence height | 25-000796-ZBA](#)

- [107 COCKLE SHELL RD_25-000796-ZBA_APPLICATION.pdf](#)
- [Staff Report_SE 107 Cockle Shell Rd.pdf](#)
- [Letter to City of Savannah 107 Cockle Shell Rd^J 31419.pdf](#)
- [D. Struck_ Public Comment #25-000796-ZBA.pdf](#)
- [Washington, PUBLIC COMMENT, Petition#25-000796-ZBA 107 Cockle Shell Road.pdf](#)

Motion

Denial of the requested variance for an existing fence that exceeds the permitted height of 4 feet and does not meet the design standards of additional permitted height while forward of the primary dwelling's front facade in the RSF-6 zoning district.

Vote Results (Approved)

Motion: Benjamin Griffith

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	- Aye

[6. 105 West Quail Forest Ct | Variance to front yard setback | 25-001065-ZBA](#)

- [105 W QUAIL FOREST CT_25-001065-ZBA_APPLICATION.pdf](#)
- [Staff Report_SE 105 W Quail Forest Ct.pdf](#)

Motion

Approval of the requested variance to the front yard setback from 20 feet to 5 feet to install a carport with open sides and gutters within the front yard of a dwelling in the RSF-5 zoning district.

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	- Aye
Benjamin Griffith	- Aye

[7. 2142 E. 42nd Street | Variances ADU minimum lot area, ADU building footprint, and ADU rear setback | 25-001068-ZBA](#)

- 📎 [2142 E 42 ST_25-001068-ZBA_APPLICATION.pdf](#)
- 📎 [Staff Report_SE 2142 E 42nd St.pdf](#)
- 📎 [F. Maher_ Public comment-2142 E 42.pdf](#)
- 📎 [S. Mays_ Public comment #25-001068-ZBA.pdf](#)

Motion

Approval of the requested three variances associated with converting an existing accessory structure into an ADU within the RSF-6 zoning district:

- To reduce the minimum lot size requirement of 125% to 100% to establish an ADU;
- To exceed the 40% square footage maximum in relation to the principal dwelling and the 700 square foot maximum floor area for an ADU;
- To reduce the rear setback of an ADU from 3 feet to 0 feet.

with the condition of installing gutters to prevent runoff.

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	- Aye

[8. 814 West 39th Street | Variance to side setback | 25-001089-ZBA](#)

- 📎 [814 W 39 St_25-001089-ZBA_Application.pdf](#)
- 📎 [Staff Report_SE 814 W 39th St.pdf](#)

Motion

Denial of the requested variance to reduce the side yard setback from 3 feet to 0 feet in association with a

proposed addition to the primary dwelling within the TR-3 zoning district.

Vote Results (Approved)

Motion: Michael Condon

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 - 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.