



## City of Savannah Zoning Board of Appeals

112 East State Street, Arthur Mendonsa Hearing Room

April 24, 2025, 10:00am

Action Minutes

### April 24, 2025, City of Savannah Zoning Board of Appeals

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

Members Absent Michael Condon  
Betty Jones

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  
Melanie Wilson, Executive Director/CEO, MPC

#### 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. 0 Dixon St & 0 Dillon Ave. | Variances to minimum lot area & lot width | 25-001731-ZBA](#)

##### **Motion**

Item removed from the final agenda.

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

Motion: Stephen Plunk

Second: Armand Turner

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

[2. 1001 & 1015 Whitaker St. & 120 & 124 Park Ave | Appeal to a decision made by the Metropolitan Planning Commission | 25-001730-ZBA](#)

[📎 Request to Continue Appeal of 25-000446-ZA for 90 Days.pdf](#)

**Motion**

Item removed from the final agenda.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Armand Turner

Stephen Merriman, Jr. - Abstain

Michael Condon - Not Present

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

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 Item(s) Requested to be Withdrawn**

**VII. Approval of Minutes**

[3. Approval of the March 27, 2025 Meeting Minutes](#)

[📎 03-27-2025-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

**Motion**

Approval of the March 27, 2025, Meeting Minutes.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Armand Turner

Stephen Merriman, Jr. - Abstain

Michael Condon - Not Present

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

**VIII. Approval of Final Agenda**

**IX. Consent Agenda**

**X. Old Business**

## XI. Regular Agenda

### [4. 412 E 46th St | Variances for rear and side yard setbacks & minimum lot area for an ADU | 25-000635-ZBA](#)

🔗 [Application 412 E 46th St.pdf](#)

🔗 [Staff Report 412 E 46th St.pdf](#)

#### **Motion**

Approval of the requested variances in association with the conversion of an existing nonconforming accessory structure into an ADU in the RSF-6 zoning district:

- 1.To reduce the minimum lot area required to establish an ADU from 7,500 square feet to 4,725 square feet;
- 2.To reduce the eastern side yard (interior) setback of an ADU from 5 feet to 6 inches;
- 3.To reduce the rear yard setback of an ADU from 3 feet to 2 feet and 5 inches.

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

Motion: Armand Turner

Second: Benjamin Griffith

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

### [5. 1829 Lloyd St | Variance for front yard setback | 25-001723-ZBA](#)

🔗 [Application 1829 Lloyd St.pdf](#)

🔗 [Staff Report 1829 Lloyd St.pdf](#)

#### **Motion**

Approval of the requested variance to reduce the front yard setback from 20 feet to 7 feet to re-establish an attached carport in the RSF-6 zoning district.

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

Motion: Stephen Plunk

Second: Armand Turner

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

Benjamin Griffith

- Aye

[6. 1012 Atlantic Ave | Variances to front yard setback, lot coverage, and relief from nonconformity | 25-001658-ZBA](#)

🔗 [Application 1012 Atlantic Ave.pdf](#)

🔗 [Staff Report 1012 Atlantic Ave.pdf](#)

**Motion**

Approval of the requested variance for relief from nonconformity in association with a second-story addition to a primary dwelling on an existing nonconforming lot in the TR-3 zoning district.

Additionally, though not requested initially, Approval of the variance for relief from the requirement of one off-street parking space.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Brad Baugh

Stephen Merriman, Jr. - Abstain

Michael Condon - Not Present

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[7. 1214 Seiler Ave | Variances to side yard setbacks for accessory structures | 25-001107-ZBA](#)

🔗 [Application with attachments 1214 Seiler Ave.pdf](#)

🔗 [Staff Report 1214 Seiler Ave.pdf](#)

🔗 [D. Chiavacci-public comment-Fw\\_ \[Caution - External Email\] Concerns over variance for 1212 Seiler Ave.pdf](#)

**Motion**

Denial of the requested after-the-fact variance in association with the existing accessory structures in the TR-3 zoning district:

To reduce the western side yard (interior) setback of an accessory structure from 5 feet to 1 foot.

Approval of the requested after-the-fact variance in association with the existing accessory structures in the TR-3 zoning district:

To reduce the eastern side yard (interior) setback of an accessory structure from 5 feet to 2 feet;

**Vote Results ( Approved )**

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

[8. 1314 E 38th St | Relief from ADU lot & building size | 25-001676-ZBA](#)

- 🔗 [Application 1314 E 38th St.pdf](#)
- 🔗 [Staff Report 1314 E 38th St.pdf](#)
- 🔗 [1314 E 38th Variance Request.pdf](#)

**Motion**

Approval of the following variances in association with establishing an ADU in the TR-3 zoning district:

1. To reduce the minimum lot size requirement for an ADU from 125% to 116%;
2. To exceed the building footprint maximum for an ADU in relation to the principal dwelling from 40% to 50%.

**Vote Results ( Approved )**

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

[9. 1108 Abercorn St | Variances for ADU size, side setback, parking & lot coverage | 25-001678-ZBA](#)

- 🔗 [Application 1108 Abercorn St.pdf](#)
- 🔗 [ZBA\\_1108AbercornSlides.pdf](#)
- 🔗 [Staff Report 1108 Abercorn St\\_EM\\_.pdf](#)

**Motion**

Approval of the following variances in association with the construction of a new principal dwelling and ADU on an existing nonconforming lot in the TN-1 zoning district:

1. To exceed the maximum building lot coverage of 60%;
2. Relief from the off-street parking requirement of 1 space;
3. To exceed the 40% building footprint maximum in relation to the principal dwelling and the 700 square foot maximum for an ADU;
4. To reduce the southern side (interior) yard setback of 3 feet.

**Vote Results ( Approved )**

Motion: Benjamin Griffith

Second: Stephen Plunk

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

[10. 412 E. Anderson St | Variances for rear yard setback | 25-001719-ZBA](#)

🔗 [Application 412 E Anderson St.pdf](#)

🔗 [Staff Report 412 E Anderson.pdf](#)

🔗 [Site Plan.pdf](#)

**Motion**

Approval of the requested variance to reduce the rear setback to 12 feet.

**Vote Results ( Approved )**

Motion: Armand Turner

Second: Stephen Plunk

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

[11. 322 E 64th St | Variances for eave overhang & side setback | 25-001721-ZBA](#)

🔗 [Application 322 E 64th St.pdf](#)

🔗 [Staff Report 322 E 64th St.pdf](#)

### **Motion**

Approval of the requested two variances in association with an addition to the primary dwelling in the RSF-6 zoning district:

1. To reduce the western side (interior) yard setback from 5 feet to 1 foot;
2. Relief from eaves or roof overhangs.

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

Motion: Stephen Plunk

Second: Brad Baugh

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Not Present
Stephen Plunk	- Aye
Betty Jones	- Not Present
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.*