



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
Benjamin "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](#)

[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](#)

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 Item(s) Requested to be Withdrawn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](#)

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](#)

5. 1829 Lloyd St | Variance for front yard setback | 25-001723-ZBA

- 🔗 [Application 1829 Lloyd St.pdf](#)
- 🔗 [Staff Report 1829 Lloyd St.pdf](#)

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](#)

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](#)

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](#)

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](#)

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](#)

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](#)

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.