



City of Savannah Zoning Board of Appeals

Action Minutes
July 24, 2025 SZBA 10am
112 East State Street, Arthur Mendonsa Hearing Room

July 24, 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

IV. Notices, Proclamations and Acknowledgements

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

[1. 3030 Barnard Street | Variance to parking requirement to re-establish a restaurant | 25-003370-ZBA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Betty Jones

Second: Stephen Plunk

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 Item(s) Requested to be Withdrawn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. 1001, 1015 Whitaker St & 120, 124 West Park Ave. | Appeal to decision made by MPC | 25-001730-ZBA](#)

Chairman Merriman read a letter from the City Attorney, Mr. Lovett. The letter stated the variances had been abandoned by the LLC, through a Superior Court order and the City of Savannah Zoning Board of Appeals no longer has authority or jurisdiction to review the same. As such, the appeal should be removed from the agenda. Chairman Merriman stated the letter was signed by Mr. Lovett. Mr. Jones has requested that the item be continued rather than be removed. Chairman Merriman stated he spoke with Mr. Lovett and there are no opinions regarding the item being continued rather than withdrawn.

Mr. Andrew Jones, Agent for the Petitioner stated they would like the item continued indefinitely based upon developments in Superior Court.

Chairman Merriman asked Mr. Jones if he would agree to use the wording of "until such time as the judge makes a final ruling on the case" rather than indefinitely.

Mr. Jones said yes, that was appropriate.

Motion

Approval of the Item to be moved from - VI. item(s) requested to be Withdrawn, to V. Item(s) requested to be Removed from the Final Agenda.

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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VII. Approval of Minutes

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

[3. 6 Gunnie Street | Variances to front and rear yard setbacks | 25-002696-ZBA](#)

Motion

Denial of the following two variances in association with the construction of a primary dwelling on a vacant lot in the RSF-6 zoning district:

To reduce the front yard setback from 20 feet to 10 feet;

To reduce the rear yard setback from 20 feet to 10 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 - Aye

XI. Regular Agenda

[4. 744 East 33rd Street | Variance to reduce Rear Yard setback & relief of off-street parking requirement | 25-003384-ZBA](#)

Motion

Approval of the following two variances in association with the construction of a primary dwelling on a vacant nonconforming lot in the TR-2 zoning district:

To reduce the rear yard setback to 15 ft

Relief from the off-street parking space requirement.

Vote Results (Approved)

Motion: Benjamin Griffith

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Michael Condon - Not Present

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[5. 110 Country Walk Circle | Variance to side yard setback | 25-003301-ZBA](#)

Motion

Approval of the requested variance to reduce the northern interior side yard setback from 5 feet to 4 feet in association with the proposed sunroom addition at 110 Country Walk Circle.

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 - Aye

[6. 1530 Chevy Chase Road | Variance to distance between daycare home occupations | 25-002856-ZBA](#)

Motion

Approval of the two variances required in association with establishing a Child/Adult Day Care Home (Sec. 8.3.9) in the RSF-6 zoning district.

1. Minimum distance between Child/Adult Day Care Home.
2. Child/Adult Day Care Home shall be located on a street classifies as a collector or arterial as identified in Appendix A-1.

With the condition this be limited to 6 children.

Vote Results (Approved)

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

[7. 8610 White Bluff Road | Variance to minimum distance between convenience stores | 25-003369-ZBA](#)

Motion

Approval of the requested variance to the minimum distance between convenience stores in the B-N zoning district.

Vote Results (Approved)

Motion: Brad Baugh
Second: Stephen Plunk
Stephen Merriman, Jr. - Abstain

Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[8. 1535 East 54th Street | Variance to minimum lot area for existing ADU | 25-002865-ZBA](#)

Motion

Approval of the requested variance to reduce the minimum lot area required for an existing attached ADU from 7,500 square feet to 6,386 square feet in the RSF-6 zoning district.

Vote Results (Approved)

Motion: Armand Turner

Second: Benjamin Griffith

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

[9. 1526 West Gwinnett Street | Variance to re-establish nonconforming use | 25-003020-ZBA](#)

Motion

Approval of the requested variance for the re-establishment of a nonconforming personal service shop (barber shop) use in the TR-2 zoning district with the following condition:

No future expansion of the existing structure or significant modification shall be permitted, except in conformance with the zoning district and permitted uses.

Vote Results (Approved)

Motion: Betty Jones

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

[10. 239 Fair Street | Variance to lot width on a nonconforming subdivision | 25-003296-ZBA](#)

Motion

Approval of the requested variance to reduce the minimum lot width from 60 feet to 50 feet in association with a nonconforming subdivision in the RSF-6 zoning district, with the following condition:

The petition number associated with the variance request shall be recorded on the plat.

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	- Aye

[11. 1314 East 38th Street | Variance to rear yard setback for ADU | 25-003393-ZBA](#)

Motion

Approval of the requested variance to reduce the rear yard setback of an ADU that exceeds 15 feet in height from 15 feet to 5 feet in association with establishing an ADU in the TR-3 zoning district.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Armand Turner

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

[12. 207 West 31st Street | Variances to relief from off-street parking requirement & eaves/roof overhang | 25-003349-ZBA](#)

Motion

Approval of the following variance in association with the construction of a primary dwelling in the TN-2 zoning district:

1. Relief from the off-street parking requirement.
2. Relief from eaves or roof overhangs encroaching 8 inches.

With the following condition:

1. Install gutters to divert runoff from adjoining properties.

Vote Results (Approved)

Motion: Michael Condon

Second: Stephen Plunk

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

[13. 1212 Seiler Avenue | After the Fact Variance to side yard setback of accessory structure | 25-003326-ZBA](#)

Motion

Approval of the requested after-the-fact variance to the side yard setback of an existing accessory structure from 5 feet to 3 feet in the TR-3 zoning district with instruction that the City ensures the accessory structure is 3 feet off the property line.

Vote Results (Approved)

Motion: Michael Condon

Second: Brad Baugh

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

[14. 1019 West 35th Street | After the fact variance for off-street parking requirement | 25-003300-ZBA](#)

Motion

Approval of the requested after-the-fact variance for the requirement of two off-street parking spaces in the TR-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

[15. 2900 Capital Street | Variance to side yard setback of nonresidential building | 25-003299-ZBA](#)

Motion

Approval of the requested variance to reduce the side (street) yard setback from 25 feet to 15 feet in association with the construction of a second nonresidential building in the IL-T zoning district.

Vote Results (Approved)

Motion: Armand Turner

Second: Benjamin Griffith

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[16. 20 & 24 East Oglethorpe Avenue | Appeal to decision made by HDBR | 25-003066-ZBA](#)

Motion

Denial of the requested appeal. Original Decision of the HDBR upheld.

Vote Results (Approved)

Motion: Michael Condon

Second: Brad Baugh

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.