



City of Savannah Zoning Board of Appeals

Action Minutes
June 26, 2025, SZBA Meeting, 10:00 am
112 East State Street, Arthur Mendonsa Hearing Room

June 26, 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. 15 West 39th St. | Variances for minimum building frontage, rear setback of an ADU and reduction of separation between ADU and principal dwelling | 25-002290-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Armand Turner

Second: Brad Baugh

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

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 Item(s) Requested to be Withdrawn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

[2. Approval of the May 22, 2025, SZBA Meeting Minutes](#)

Motion

Approval of the May 22, 2025, meeting minutes.

Vote Results (Approved)

Motion: Armand Turner

Second: Brad Baugh

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

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

[3. 503 Eisenhower Dr | Variance to reduce front yard setback | 25-002325-ZBA](#)

Motion

Approval of the requested variance to reduce the front yard setback from 15 feet to 6 feet and 3 inches in association with the expansion of an existing nonconforming office building in the OI zoning district.

Vote Results (Approved)

Motion: Armand Turner

Second: Benjamin Griffith

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[4. 4268 Ogeechee Rd | Variances to drive-thru signs in B-C zoning district | 25-002617-ZA](#)

Motion

Approval of the following four variances in association with the installation of two drive-thru signs at a fast-food restaurant in the B-C zoning district:

To allow the second sign to be 9.94 square feet in area, where 6 square feet is permitted;

To allow digital changeable copy to comprise 100% of the sign area of one sign, where 20% is permitted;

To allow digital changeable copy to comprise 100% of the sign area of the second sign, where 20% is permitted;

To allow the second sign to contain digital changeable copy.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Armand Turner

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[5. 119 Scarborough St. | Variances to side yard setbacks, maximum building coverage, and eaves/roof overhangs | 25-002666-ZBA](#)

Motion

Approval of the following four variances in association with the construction of a primary dwelling on a vacant nonconforming lot in the RSF-5 zoning district:

To reduce the northern side (interior) yard setback from 5 feet to 3 feet;

To reduce the southern side (interior) yard setback from 5 feet to 3 feet;

To exceed the maximum building coverage of 40% by 1%;

Relief from eaves or roof overhangs measuring 1 foot.

With the following condition:

Install gutters to divert runoff from adjoining properties.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Armand Turner

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

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

Motion

item continued to the July 24, 2025, meeting agenda to allow the Petitioner time to meet with the neighborhood.

Vote Results (Approved)

Motion: Michael Condon
Second: Armand Turner

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

[7. 116 West Duffy St | Variances to side yard setbacks for accessory structure and primary dwelling | 25-002727-ZBA](#)

Motion

Approval of the following variances in association with the construction of an accessory structure and addition to a primary dwelling in the TN-1 zoning district:

To reduce the western side (interior) yard setback of an accessory structure from 5 feet to 3 feet;
To reduce the eastern side (interior) yard setback of an accessory structure from 5 feet to 3 feet;
To reduce the eastern side (interior) yard setback of a primary dwelling from 3 feet to 0 feet.

With the following condition:

Install gutters on the accessory structure and the proposed roof overhang to divert runoff from adjoining properties.

Vote Results (Approved)

Motion: Armand Turner

Second: Stephen Plunk

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[8. 1624 Chester St. | Variances to lot size, square footage, and rear yard setbacks for an ADU | 25-002707-ZBA](#)

Motion

Approval of the following four variances in association with the conversion of an existing nonconforming accessory structure into an ADU in the RSF-5 zoning district:

To reduce the minimum lot size requirement from 125% to 120% to establish an ADU;

To exceed the 40% square footage maximum by 23.2% for an ADU in relation to the principal dwelling;

To reduce the western side (interior) yard setback of an ADU from 5 feet to 2 feet;

To reduce the rear yard setback of an ADU from 3 feet to 2 feet.

Vote Results (Approved)

Motion: Brad Baugh

Second: Stephen Plunk

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Not Present

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[9. 11 West Gordon St | Appeal to a decision made by HDBR | 25-002823-ZBA](#)

Motion

Denial of the requested appeal. Support for the original decision of the HDBR to be upheld.

Vote Results (Approved)

Motion: Stephen Plunk	
Second: Armand Turner	
Stephen Merriman, Jr.	- Not Present
Michael Condon	- Abstain
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.