



## City of Savannah Zoning Board of Appeals

May 22, 2025, SZBA Meeting 10:00 am  
112 East State Street, Arthur Mendonsa Hearing Room  
Action Minutes

### May 22, 2025, City of Savannah Zoning Board of Appeals

Members Present: Stephen Merriman, Jr., Chair  
Michael Condon, Vice-Chair  
Benjamin "Trapper" Griffith  
Armand Turner  
Betty Jones  
Brad Baugh  
Stephen Plunk

MPC Staff Present: Edward Morrow, Director of Development Services/Current Planning  
Sadie Esch-Laurent, Assistant Planner  
Sally Helm, Administrative Assistant II, Development Services  
Hind Patel, IT Helpdesk & Support

#### 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. 114 W. Duffy St. | Variances to lot coverage, side yard setbacks, and maximum building footprint for an ADU | 25-002255-ZBA](#)

##### **Motion**

Item removed from the final agenda.

##### **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

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 Item(s) Requested to be Withdrawn

## VII. Approval of Minutes

### 2. Approval of the April 24, 2025 SZBA Meeting Minutes

🔗 [04-24-2025-city-of-savannah-zoning-board-of-appeals-minutes.pdf](#)

#### **Motion**

Approval of the April 24, 2025, Meeting Minutes

#### **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

## VIII. Approval of Final Agenda

## IX. Consent Agenda

## X. Old Business

## XI. Regular Agenda

### 3. 3212 Perth St | Variances for lot area, lot width, and side yard setback | 25-001792-ZBA

🔗 [Application 3212 Perth St.pdf](#)

🔗 [New Plat 3212 Perth St.pdf](#)

🔗 [Staff Report 3212 Perth St.pdf](#)

#### **Motion**

Approval of the requested three variances in association with creating a nonconforming subdivision in the TR-3 zoning district:

To reduce the minimum lot area requirement from 3,000 square feet to 2,700 square feet;

To reduce the minimum lot width requirement from 40 feet to 27 feet;

To reduce the side yard setback of the existing primary dwelling from 3 feet to 2.3 feet.

With the following condition:

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

**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

4. 35 Pomona Cir | Variance to rear yard setback | 25-002237-ZBA

🔗 [Application 35 Pomona Cir.pdf](#)

🔗 [Staff Report 35 Pomona Cir.pdf](#)

🔗 [BRADLEY POINTE SOUTH SUBDIVISION\\_6.20.24\\_REVISED MASTER PLAN.pdf](#)

🔗 [HOA Approval Letter for 35 Pomona Circle.pdf](#)

**Motion**

Approval of the requested variance to reduce the rear yard setback from 25 feet to 17 feet and 5 inches in association with an addition to the primary dwelling in the PD zoning district.

**Vote Results ( Approved )**

Motion: Stephen Plunk

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

5. 811 W 53rd St | Variance to rear yard setback | 25-002254-ZBA

🔗 [Application 811 W 53rd St.pdf](#)

🔗 [Staff Report 811 W 53rd St.pdf](#)

**Motion**

Approval of the requested variance to reduce the rear yard setback from 20 feet to 13 feet in association with the construction of a primary dwelling on a vacant nonconforming lot in the RSF-6 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

[6. 1412 E 51st St | Variance for relief from nonconformity | 25-002280-ZBA](#)

🔗 [Application 1412 E 51st St.pdf](#)

🔗 [Site Plan 1412 E 51st St.pdf](#)

🔗 [Staff Report 1412 E 51st St.pdf](#)

🔗 [Elevations 1412 E 15st St.pdf](#)

**Motion**

Approval of the requested variance for relief from nonconformity in association with a vertical addition to a primary dwelling in the RSF-6 zoning district.

**Vote Results ( Approved )**

Motion: Armand Turner

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. 0 West St | Variances to rear and front yard setbacks | 25-002285-ZBA](#)

🔗 [Application 0 West St.pdf](#)

🔗 [Survey 0 West St.pdf](#)

🔗 [Staff Report 0 West St.pdf](#)

🔗 [Plans 0 West St.pdf](#)

**Motion**

Approval of the requested two variances in association with the construction of a primary dwelling on a vacant

nonconforming lot in the RSF-5 zoning district:

To reduce the front yard setback from 20 feet to 5 feet;

To reduce the rear yard setback from 20 feet to 9 feet.

**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. 1605 & 1607 Le Grand St | Variances to lot width, lot area, lot area to establish an ADU, building footprint for ADU, and relief from eaves/roof overhang | 25-001041-ZBA

🔗 [REVISION\\_1605, 1607 LeGrand St\\_25-001041-ZBA\\_Application.pdf](#)

🔗 [Staff Report 1605, 1607 Le Grand St.pdf](#)

**Motion**

Approval of the following variances in association with building two primary dwellings and two ADUs and the recombination of two nonconforming lots in the TR-2 zoning district:

To reduce the minimum lot area requirement from 3,000 to 1,966 square feet;

To reduce the minimum lot width requirement from 30 feet to 21.84 feet;

To reduce the minimum lot area required to establish an ADU from 3,750 square feet to 1,966 square feet;

Relief from eaves or roof overhangs;

Although not initially requested, to exceed the maximum lot coverage of 50% by 2%.

And denial of the following variance:

6. To exceed the 40% building footprint maximum of an ADU in relation to the principal dwelling by 2%.

With the following conditions:

The eaves or roof overhangs shall not be less than 1 foot and 6 inches from the property line;

Install gutters to prevent runoff and the petition number associated with the variance request shall be recorded

on the plat.

**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

9. 809 E 36th St | Variances to lot area and width | 25-002012-ZBA

🔗 [Application 809 E 36th St.pdf](#)

🔗 [Staff Report 809 E 36th St.pdf](#)

**Motion**

MPC Staff recommends approval of the requested two variances in association with a nonconforming recombination/subdivision in the TR-1 zoning district:

To reduce the minimum lot area requirement from 3,000 square feet to 2,549 square feet;

To reduce the minimum lot width requirement from 40 feet to 34 feet.

With the following condition:

The plat shall be revised to indicate that the proposed dwellings are single-family and not townhouses.  
The petition number associated with the variance request shall be recorded on the plat.

**Vote Results ( Approved )**

Motion: Betty Jones

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

[10. 735 E 40th St | Variance for rear yard setback of ADU | 25-002245-ZBA](#)

🔗 [Application 735 E 40th St.pdf](#)

🔗 [Staff Report 735 E 40th St.pdf](#)

**Motion**

Approval of the requested variance to reduce the rear yard setback of an ADU that exceeds 15 feet in height in the TR-1 zoning district from 15 feet to 5 feet.

With the following condition: Remove the south-facing windows from the ADU.

**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. 220 E 57th St | Extension of time for previously approved variance | 25-002246-ZBA](#)

🔗 [Application 220 E 57th St.pdf](#)

🔗 [Staff Report 220 E 57th St.pdf](#)

**Motion**

Approval of the requested time extension, not to exceed a period of one year, of the previously approved variance request for the following variances:

Relief to expand an existing nonconforming accessory structure;

Relief from the rear yard setback for an ADU adjoining a lane;

Increase the allowable area for an ADU to exceed 40% of principal dwelling footprint;

Allowance for an expansion to exceed the height of the primary dwelling by 3 feet and 8 inches.

**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

12. 15 W 39th St | Variances to rear yard setback, minimum building frontage, and separation between principal dwelling and ADU | 25-002290-ZBA

🔗 [Application 15 W 39th St.pdf](#)

🔗 [Revised Plan 15 W 39th St.pdf](#)

🔗 [Staff Report 15 W 39th St.pdf](#)

**Motion**

Item continued to the June agenda to allow the petitioner time to go before the Historic Preservation Commission.

**Vote Results ( Approved )**

Motion: Michael Condon

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

**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.*