



City of Savannah Zoning Board of Appeals

Action Minutes

November 20, 2025 SZBA 10:00am

112 East State Street, Arthur Mendonsa Hearing Room

November 20, 2025, City of Savannah Zoning Board of Appeals

- 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. 502 Virginia Ave | variance to side yard setback associated with subdivision of lot | 25-005375-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

- Not Present

Brad Baugh

- Aye

Benjamin Griffith

- Aye

[2. 2818 & 2820 Bee Rd | Variance to reduce parking requirement in TC-1 zoning district | 25-005377-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

- Not Present

Brad Baugh

- Aye

Benjamin Griffith

- Aye

VI. Item(s) Requested to be Withdrawn

VII. Approval of Minutes

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

[3. 912 E. Anderson St. | re-establish nonconforming use in TR-2 zoning district | 25-004727-ZBA](#)

Motion

Approval of the requests for reestablishment of a nonconforming duplex.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Brad Baugh

Stephen Merriman, Jr.

- Abstain

Michael Condon

- Aye

Stephen Plunk

- Aye

Betty Jones

- Aye

Armand Turner

- Not Present

Brad Baugh

- Aye

Benjamin Griffith

- Aye

XI. Regular Agenda

[4. 661 E 32nd St | Variances to min. lot size, max. lot coverage, and distance between primary dwelling and ADU | 25-005092-ZBA](#)

Motion

Approval by the Planning Commission to City Council, MPC Staff recommends approval of the following variance in association with the construction of an over-under two-family dwelling and an accessory dwelling unit (ADU) in the TR-2 zoning district:

To reduce the minimum lot size required to establish an ADU from 5,625 square feet to 4,600 square feet and to exceed the maximum lot coverage from 40% to 40.3%.

And based on the lack of hardship and the Petitioner's ability to meet these development standards, Denial of the following variance:

1. To reduce the distance between the over-under two-family dwelling and the ADU from 10 feet to 8 feet.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

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

[5. 618 E. Duffy Ln | variances to front & rear yard setbacks, roof overhangs, & off-street parking | 25-005150-ZBA](#)

Motion

Item continued to the February SZBA Meeting Agenda.

Vote Results (Approved)

Motion: Michael Condon

Second: Stephen Plunk

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye

Armand Turner	- Not Present
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[6. 301 Forrest Ave | variances to side & front yard setbacks, relief from nonconformity to reconstruct and expand a nonconforming structure | 25-005259-ZBA](#)

Motion

Approval of the following variances:

To reduce the side yard setback;

To reduce the front yard setback;

Relief from nonconformity to expand a nonconforming structure.

Vote Results (Approved)

Motion: Michael Condon

Second: Betty Jones

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Not Present

Brad Baugh - Aye

Benjamin Griffith - Aye

[7. 127 Washington Ave | variances to side yard setback, min. lot coverage, and relief from nonconformity to expand nonconforming structure | 25-005293-ZBA](#)

Motion

Approval of the Petitioner requests the following three variances in association with an addition to an existing nonconforming primary dwelling in the RSF-6 zoning district:

To reduce the side yard setback to 0 feet from 5 feet;

To exceed the maximum lot coverage of 40% by 1.4%;

Relief from nonconformity to expanding a nonconforming structure.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Benjamin Griffith

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

Benjamin Griffith	- Aye
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[8. 615 E 38th St | Variance to min lot size for ADU in TR-1 zoning district | 25-005376-ZBA](#)

Motion

Approval of the requested variance to reduce the minimum lot size required to establish an accessory dwelling unit (ADU) from 3,750 square feet to 3,663 square feet in the TR-1 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	- Not Present
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[9. 772 E Park Ave | Variance to min. lot size to establish an ADU in TR-3 zoning district | 25-005283-ZBA](#)

Motion

Approval of the requested variance to reduce the minimum lot size required to establish an accessory dwelling unit (ADU) from 3,750 square feet to 3,665 square feet in the TR-3 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	- Not Present
Brad Baugh	- Aye

Benjamin Griffith - Aye

[10. 602 E 33rd St. | variance to min lot size and max footprint for ADU | 25-005301-ZBA](#)

Motion

Approval of the following variance in association with the construction of a new principal dwelling and ADU on an existing nonconforming lot in the TR-2 zoning district:

Relief from the minimum lot area required to establish an ADU;

Permission to exceed the 40% building footprint maximum in relation to the principal dwelling, allowing an ADU up to 72%.

Vote Results (Approved)

Motion: Michael Condon

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Not Present

Brad Baugh - Abstain

Benjamin Griffith - Aye

[11. 618 Montgomery St | Variance for relief from off-street parking | 25-005329-ZBA](#)

Motion

Item continued to the February SZBA Meeting Agenda.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Not Present

Brad Baugh - Aye

Benjamin Griffith - Aye

[12. 809 W 53rd St | Variances to exceed max. lot coverage, and front & rear yard setbacks | 25-005378-ZBA](#)

Motion

Item continued to the January SZBA Meeting agenda. The Petitioner was not present at the meeting.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Not Present

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.