



City of Savannah Zoning Board of Appeals

Action Minutes
October 23, 2025, SZBA at 10:00am
112 East State Street, Arthur Mendonsa Hearing Room

October 23, 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
- VI. Item(s) Requested to be Withdrawn
- VII. Approval of Minutes

[1. Approval of the August 28, 2025, Meeting Minutes](#)

Motion

Approval of the August 28, 2025 meeting minutes.

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

[2. Approval of the September 25, 2025, SZBA Meeting Minutes](#)

Motion

Approval of the September 25, 2025, meeting minutes.

Vote Results (Approved)

Motion: Betty Jones

Second: Stephen Plunk

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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VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

[3. 208 W. Jones St./ W. Jones St | Variance to exceed maximum square footage for ADU | 25-004817-ZBA](#)

Motion

Approval of the request to increase the maximum allowable footprint for the Accessory Dwelling Unit (ADU) from 40% to 56.7% of the principal structure, based on the site's configuration, zoning treatment, and prior Historic Board approval of the proposed design.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Brad Baugh

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

[4. E Anderson St | Variance to lot size to establish ADU in TR-2 zoning district | 25-004702-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 3,390 square feet in the TR-2 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

[5. 1401 E 48th St | Variances to reduce lot size to establish ADU and lot coverage in RSF-6 zoning district | 25-004580-ZBA](#)**Motion**

Approval of the requested variance to reduce the minimum lot size required to establish an accessory dwelling unit (ADU) from 7,500 square feet to 6,300 square feet in the RSF-6 zoning district and to increase the lot coverage from 40% to 40.6%.

Vote Results (Approved)

Motion: Michael Condon

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Abstain

Brad Baugh - Aye

Benjamin Griffith - Aye

[6. 1125 E. 48th St | Relief from nonconformity & reduction of rear yard setback for accessory structure | 25-004397-ZBA](#)

Motion

Approval of the following two variances in association with expanding a nonconforming accessory structure in the RSF-6 zoning district:

Relief from nonconformity; To reduce the rear yard setback of an accessory structure from 5 feet to 2 feet and 6 inches.

With the following condition:

Install gutters to divert runoff from the adjoining property and the lane.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Armand Turner

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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[7. 616 & 618 W 37th St | Variances to lot width to establish two-family structure & lot size to establish ADU | 25-004779-ZBA](#)

Motion

Approval of the requested two variances in association with the recombination of two lots and the construction of a two-family dwelling and an ADU in the TR-1 zoning:

To reduce the lot width required for a two-family dwelling from 40 feet to 36 feet;

To reduce the lot size required to establish an ADU from 5,625 square feet to 4,959 square feet.

With the condition: a third parking space be provided.

Vote Results (Approved)

Motion: Michael Condon

Second: Stephen Plunk

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

8. 203 Mall Blvd | Sign Variance in B-C zoning district | 25-004752-ZBA

Motion

Approval of the requested variance to reduce the distance of 3 above-canopy signs from the outer edge of the canopy from 1 foot to 0 feet on a restaurant in the B-C zoning district.

Vote Results (Approved)

Motion: Armand Turner

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

9. 2001 Ford Ave. | Variance to front yard setback & relief from nonconformity | 25-007454-ZBA

Motion

Approval of the requested relief from nonconformity and after-the-fact variance relief to reduce the setback to 1-foot, 8 inches to accommodate a 132.9 square foot front porch addition for the existing non-conforming dwelling on the property.

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
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[10. 912 E. Anderson St | Variances to re-establish nonconforming use and ADU building footprint in TR-2 zoning district | 25-004727-ZBA](#)

Motion

Item continued to the November meeting agenda.

Vote Results (Approved)

Motion: Michael Condon

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. 1313 Staley Ave | Appeal of ZCL | 25-004784-ZBA](#)

Motion

Approval to overturn the August 8, 2025, Zoning Confirmation Letter issued by the City of Savannah Zoning Administrator.

Vote Results (Approved)

Motion: Benjamin Griffith

Second: Stephen Plunk

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

[12. 1313 Staley Ave. | Variance to re-establish a nonconforming use in RSF-6 zoning district | 25-004785-ZBA](#)

Motion

Approval to withdraw application.

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. 18 E. 34th St. | Variance for removal of condition placed previously by ZBA in 2017 | 25-004861-ZBA](#) **Motion**

Approval of the requested amendment to remove the condition of approval.

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

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.