



City of Savannah Zoning Board of Appeals

Action Minutes
April 23, 2026, 10:00am
112 East State Street, Arthur Mendonsa Hearing Room

April 23, 2026, City of Savannah Zoning Board of Appeals

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

MPC Staff Present: Ely Zarka, Senior Planner, Development Services/Current Planning
DeAndrae Spradley, Senior Planner, Development Services/Current Planning
Subhashi Karunarathne, Planner, Development Services
Sally Helm, Administrative Assistant II, Development Services/Current Planning
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

VI. Item(s) Requested to be Withdrawn

[1. 309 West 31st St | variance to maximum lot coverage and footprint to allow for an ADU in TN-2 zoning district | 26-001334-ZBA](#)

Motion

Item Withdrawn

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

VII. Approval of Minutes

[2. Approval of the February 26, 2026, SZBA Meeting Minutes](#)

Motion	
Approval of the February 26, 2026 SZBA Meeting Minutes.	
Vote Results (Approved)	
Motion: Benjamin Griffith	
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

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

[3. 506 E. 40th St | variance to rear yard setback in TN-2 zoning district | 26-001324-ZBA](#)

Motion	
Approval of the requested variance due to the minimal nature of the request as well as the reasoning for the structure location.	
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

[4. 44 Echols Ave. | variance to reduce the required parking in B-C zoning district | 26-001330-ZBA](#)

Motion

Item continued to the May 28 meeting 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

[5. 5718 Skidaway Rd. | variances to increase floor area and re-establish a non-conforming single-family structure in B-N zoning district | 26-001332-ZBA](#)

Motion

Approval of the request to re-establish non-conforming single-family use.

For the request to increase allowable home occupation floor area, that request was continued to the June 25 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 - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[6. 709 E. 39th St. | Variances to rear and side yard setbacks within TR-1 zoning district | 26-001307-ZBA](#)

Motion

Approval of the requested variance to reduce the side yard setback from 3 feet to 2 feet in association with a pre-existing porch on a conforming and irregular lot in the TR-1 zoning district with the condition Gutters be added.

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

[7. 1406 & 1408 West Gwinnett St | variance to re-establish a non-conforming duplex and to reduce off-street parking required to allow small restaurant | 26-001365-ZBA](#)

Motion

Approval of the requested variances due to the historic use and character of the community, as an effort to support economic development in a way that recognizes and contributes to the neighborhood's current and traditional character.

Variance 1: Re-establish the non-conforming duplex known as 1406 W. Gwinnett.

Variance 2: Relief from off-street parking requirements for the new restaurant use in the building

known as 1408 W. Gwinnett.

This recommendation is conditional upon the successful subdivision to separate the two uses and structures onto their own distinct parcels. This minor subdivision process shall be completed and officially recorded before each respective renovation receives their certificate of occupancy.

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

[8. Gunnie St, 6 & 7 Gunnie St, 1623 Staley Ave | Appeal an MPC decision made on January 27, 2026 | 26-001333-ZBA](#)

Motion

Overturn The Planning Commissions decision on January 27, 2026, for a General Development Plan with Variances (25-005774-ZA).

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

[9. 2324 MLK Jr Blvd | Appeal to HPC decision on February 25, 2026 | 26-001359-ZBA](#)

Motion

Reverse the Historic Preservation Commission and the Zoning Board of Appeals directs the issuance a Certificate of Appropriateness for the demolition of the non-contributing structure located at 2324 Martin Luther King, Jr. Boulevard, subject to the original Historic Preservation Staff recommended conditions:

1. Explore whether the building can be deconstructed rather than traditional demolition, and the materials salvaged for reuse where possible.
2. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

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

[10. 220 West Duffy St | Appeal of an HPC decision made February 25, 2026 | 26-001357-ZBA](#)

Motion

The HPCs decision to deny the Certificate of Appropriateness is affirmed and upheld.

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

[11. 613 & 615 W. 39th St | Appeal of a ZCL | 26-001331-ZBA](#)

Motion

Approval to Overturn the Zoning Administrators determination and permit the subdivision with the condition there be equal space between the buildings as there is no effect on the existing density.

Vote Results (Approved)

Motion: Michael Condon

Second: Brad Baugh

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
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.