



City of Savannah Zoning Board of Appeals

Action Minutes
August 27, 2026 at 10:00am
112 East State Street, Arthur Mendonsa Hearing Room

August 27, 2026 City of Savannah Zoning Board of Appeals

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

MPC Staff Present: Ashley Catterton, Principal Planner, Development Services/Current Planning
Pamela Everett, Assistant Executive Director Compliance & Operations
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

[1. 416 E 57th St. | variance to the rear setback for an ADU in the RSF-6 zoning district | 26-003477-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

[2. 1221 Richards St | variance to side setback for proposed addition in the RSF-5 zoning district | 26-003712-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 Item(s) Requested to be Withdrawn

[3. 1313 E. Waldburg St | variances to front and side yard setbacks | 26-003267-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Item withdrawn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

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

[4. 307 W. Park Ave. | variances to rear yard setback and maximum square footage allowed for an ADU | 26-002535-ZBA](#)

Motion

Denial of the following two variances requested to facilitate construction of a 529-square-foot Accessory Dwelling Unit within the TN-1 zoning district:

An increase in the maximum permitted ADU building footprint from 40% of the principal dwelling's building footprint, or approximately 492 square feet, to approximately 43%, or 529 square feet; and
A reduction in the required side-yard setback from three feet to zero feet.

The requested variances do not satisfy the approval criteria established by Section 3.21.10 of the City of Savannah Zoning Ordinance. No special condition peculiar to the property has been demonstrated; the need for relief results from the proposed size, design, and placement of the ADU; and the applicant retains the ability to construct an ADU that complies with the applicable dimensional requirements. The requested relief has therefore not been demonstrated to be the minimum necessary to allow reasonable use of the property.

Vote Results (Approved)

Motion: Armand Turner

Second: Michael Condon

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

[5. 414 E. 36th St | variance to rear yard setback for an ADU in the TN-2 zoning district | 26-002526-ZBA](#)

Item was continued to the September 24, 2026, Meeting. As the Petitioner nor Agent were present for the meeting.

Motion

Item continued to the September 24, 2026 Meeting.

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. 3032 Grenoble St. | variance to increase maximum footprint of an ADU | 26-003622-ZBA](#)

Item was continued to the September 24, 2026, Meeting. As the Petitioner nor Agent were present for the meeting.

Motion

Item continued to the September 24, 2026 Meeting.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

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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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.