



City of Savannah Zoning Board of Appeals

Action Minutes
February 26, 2026 10:00am
112 East State Street, Arthur Mendonsa Hearing Room

February 26, 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: Edward Morrow, Director, Development Services/Current Planning
Sadie Esch-Laurent, Assistant Planner
Subhashi Karunaratne, 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

[1. 637 E. Anderson St | Time extension of previously approved variance | 25-005374-ZBA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Betty Jones

Second: Armand Turner

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Not Present

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 Item(s) Requested to be Withdrawn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 December 18, 2025 SZBA meeting Minutes.](#)

Motion

Approval of the December 18, 2025 meeting minutes.

Vote Results (Approved)

Motion: Betty Jones

Second: Armand Turner

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Not Present

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

[3. 618 Montgomery St. | Relief from off-street parking | 25-005329-ZBA](#)

Motion

Approval of relief from one off-street parking space, the lack of permitted ingress/egress could create a hardship, to support a single-family dwelling on the lot without subdivision.

Vote Results (Approved)

Motion: Brad Baugh

Second: Armand Turner

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Not Present

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

XI. Regular Agenda

[4. 721 E. 41st St. | Variance to exceed max. building footprint of ADU in RSG-6 zoning district | 26-000237-ZBA](#)

Motion

Approval of the requested variance for expansion of the existing ADU within the RSF-6 zoning district:

To allow the ADU to exceed the maximum 700-square-foot building footprint by 54 square feet, resulting in a total area of 754 square feet.

Vote Results (Approved)

Motion: Michael Condon

Second: Betty Jones

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Not Present

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[5. 2818 Bee Rd | Variance to reduce parking requirement in TC-1 | 25-005377-ZBA](#)

Motion

Approval of the requested variance to reduce the parking requirement from 10 spaces to eight spaces in association with a change in use from residential to office in the TC-1 zoning district.

Vote Results (Approved)

Motion: Brad Baugh

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

[6. 19 W Perry St | Variance to exceed max. lot coverage for accessory structure in D-N zoning district | 25-006097-ZBA](#)

Motion

Approval of the requested variance to allow a lot coverage of 78% where the maximum permitted is 75% in association with constructing an accessory structure in the D-N zoning district.

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

[7. 21 Brady St | Variance to the rear yard setback of an ADU in TN-2 zoning district | 26-000154-ZBA](#)

Motion

Approval of the requested variance to reduce the rear yard setback of a proposed accessory dwelling unit (ADU) from 5 feet to 1 foot in the TN-2 zoning district with the condition that the front door of the ADU face 35th St.

Vote Results (Voting)

Motion: Michael Condon

Second: Betty Jones

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

[8. 2203 Harden St | reestablish a nonconforming use in TR-1 zoning district | 26-000155-ZBA](#)

Motion

Approval of the request to re-establish a nonconforming side-by-side two-family dwelling in the TR-1 zoning district.

Vote Results (Approved)

Motion: Michael Condon

Second: Betty Jones

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

[9. 603 W. 39th St | reestablish a nonconforming use in TR-1 | 26-000157-ZBA](#)

Motion

Approval of the request to re-establish a nonconforming four-family dwelling 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	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[10. 1402 E 51st St | reestablish a nonconforming use in RSF-6 zoning district | 26-000196-ZBA](#)

Motion

Approval of the request to re-establish a nonconforming two-family dwelling in the RSF-6 zoning district.

Vote Results (Approved)

Motion: Brad Baugh

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

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.