



City of Savannah Zoning Board of Appeals

Action Minutes
January 22, 2026 at 10:00am
112 East State Street, Arthur Mendonsa Hearing Room

January 22, 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. Variance to Maximum lot coverage, front & rear yard setbacks | 809 W. 53rd St | 25-005378-ZBA

Motion

Item removed from the final agenda.

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

VI. Item(s) Requested to be Withdrawn

VII. Approval of Minutes

2. Approval of the November 20, 2025, Meeting Minutes.

Motion

Approval of the November 20, 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

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

3. Variances to maximum building footprint for ADU & setback of residential driveway | 6 Chipper Cir | 25-005775-ZBA

Motion

Approval of the following two variances in association with the construction of an accessory dwelling unit (ADU) in the RSF-10 zoning district:

To allow the ADU to exceed the 700 square foot building footprint maximum by 282 square feet;

To reduce the setback of a residential driveway from 3 feet to 1 foot.

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

[4. Variances to building footprint and eaves or roof overhang | 220 W Duffy St | 25-005784-ZBA](#)

Motion

Approval of the requested two variances in association with the construction of an accessory dwelling unit (ADU) in the TN-1 zoning district:

To allow the building footprint of the ADU to be 55% of the primary dwelling, where a maximum of 40% is allowed;

Relief for eaves or roof overhang from 3 feet to 2 feet.

Vote Results (Approved)

Motion: Benjamin Griffith

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

[5. Re-establish nonconforming ADU in assoc. with nonconforming multifamily dwelling | 619 Maupas Ave | 25-005837-ZBA](#)

Motion

Approval of the request to re-establish a nonconforming two-family dwelling as an accessory dwelling unit (ADU) in association with a nonconforming four-family dwelling as a principal structure in the RSF-6 zoning district.

Vote Results (Approved)

Motion: Michael Condon

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

6. Variance to reduce rear yard setback of an ADU | 509 E 39th St | 25-005838-ZBA

Motion

Approval of the requested variance to reduce the rear yard setback of an accessory dwelling unit (ADU) that exceeds 15 feet in height in the TN-2 zoning district from 15 feet to 5 feet.

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

7. Variances to reduce rear yard setback of an accessory structure & building footprint | 4 Sir Lancelot Ct | 25-006064-ZBA

Motion

Approval of the following two variances:

To reduce the rear yard setback of an accessory structure from 5 feet to 2 feet in the RSF-10 zoning district;
To allow the building footprint of an accessory structure to be 45.9% of the building footprint of the primary dwelling, where a maximum of 40% is permitted.

Vote Results (Approved)

Motion: Armand Turner	
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

8. Variance to use in the HAAF Accident Potential Zone I | 7312 & 7412 White Bluff Rd | 25-005839-ZBA

Motion

Approval of the requested variance to allow a residential use in the Hunter Army Airfield Accident Potential Zone I in association with a proposal to change the existing hotel use into a single room occupancy use in the B-C 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

9. Appeal to an HDBR decision on November 12,2025 | 25-005968-ZBA

Motion

Denial of the appeal regarding the November 12, 2025, decision of the Savannah Historic District Board of Review in the grant of COA number 25-003528-COA for a proposed rear addition and new construction. Further, the Board found no error on the part of the HDBR.

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.