



City of Savannah Zoning Board of Appeals

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

July 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

Absent: Betty Jones

MPC Staff Present: Ely Zarka, Senior Planner, Development Services/Current Planning
Ashley Catterton, Principal Planner
DeAndrae Spradley, Senior 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. 307 West Park Ave. | variance to maximum square footage allowed for an ADU | 26-002535-ZBA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

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

VI. Item(s) Requested to be Withdrawn

[2. 7 Park of Commerce Way | Sign Variance | 26-000820-ZBA](#)

Motion

Item withdrawn.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Not Present
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

[3. 422 W. 43rd St. Unit A | variance to minimum bldg. frontage | 26-002727-ZBA](#)

Motion

Approval of the Petitioner's variance requests from Section 5.13.5 of the City's Zoning Regulations at 422 W. 43rd Street, Savannah, Georgia 31401. The variance is needed for the Petitioner to have the opportunity to construct an addition at the existing two-story contributing building on the property. The variance would allow the Petitioner the opportunity to construct the two-story addition with a minimum building frontage of fifty-four percent (54%) versus the required seventy percent (70%) building frontage requirement for the Traditional Commercial-1 (TC-1) Zoning District.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Not Present
Armand Turner	- Aye

Brad Baugh	- Aye
Benjamin Griffith	- Aye

[4. 217 E. Park Ave. | Variance to roof eaves | 26-002989-ZBA](#)

Motion

Approval of the following variance in association with the construction of a two-family attached dwelling in the TN-1 zoning district: To allow the eaves to encroach into the 3 feet side yard setback by 16 inches

With the following condition: Roof drainage shall be collected and directed on-site through Gutters or a French Drain.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

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

[5. 2020 Tuskegee St | variance to front setback for a carport | 26-002995-ZBA](#)

Motion

Approval of the variance request to reduce the front setback for a carport from 8 feet to 5 feet as this is a minimum request to seek relief and no detriment to the public.

Vote Results (Approved)

Motion: Michael Condon

Second: Stephen Plunk

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

[6. 306 E. 34th St | variance to maximum square footage allowed for an ADU | 26-002523-ZBA](#)

Motion

Approval of the variance request to increase the building footprint of the principal dwelling to approximately 86%, which exceeds the maximum permitted 40% to construct an Accessory Dwelling Unit (ADU) within the TN-2 zoning district as it does not meet the criteria established for variance approval in the City of Savannah Code of Ordinances Section 3.21.10.

Vote Results (Approved)

Motion: Brad Baugh

Second: Stephen Plunk

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.