



City of Savannah Zoning Board of Appeals

Action Minutes
June 25, 2026 at 10:00 am
112 East State Street, Arthur Mendonsa Hearing Room

June 25, 2026 City of Savannah Zoning Board of Appeals

Members Present: Michael Condon - Vice Chair
Stephen Merriman-Chair
Stephen Plunk
Benjamine "Trapper" Griffith
Armand Turner
Brad Baugh
Betty Jones

MPC Staff Present: Ely Zarka, Senior Planner, Development Services/Current Planning
DeAndrae Spradley, Senior Planner, Development Services/Current Planning
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. 5718 Skidaway Rd | variance to increase floor area of an accessory building within B-N zoning district | 26-001332-ZBA](#)

Motion

item removed from the final agenda

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

[2. 306 E. 34th St | variance to maximum square footage allowed for an ADU in TN-2 zoning district | 26-002523-ZBA](#)

Motion

item removed from the final agenda.

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

VI. Item(s) Requested to be Withdrawn

[3. 808 Drayton St | variance to the minimum parking requirement in TN-1 zoning district | 26-002525-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Item withdrawn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

[4. 44 Echols Ave | variance to required parking within B-C zoning district | 26-001330-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item withdrawn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

[5. 2101 E. 65th St | Variance to side yard setback | 26-002035-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

[6. 1009 E. Park Ave | Variance to maximum lot coverage | 26-001595-ZBA](#)

Motion

Approval of the requested variance to reduce the maximum lot coverage area from 50% to 56% in association with an addition to an existing primary dwelling in the TR-2 zoning district.

Vote Results (Approved)

Motion: Benjamin Griffith
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

[7. 7 Park of Commerce Way | Variance for a billboard sign | 26-000820-ZBA](#)

Motion

Petitioner was not present. Item continued to the next 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

XI. Regular Agenda

[8. 444 & 446 Tattnall St | Variance to maximum lot area coverage in D-R zoning district | 26-002262-ZBA](#)

Motion

Approval of the requested variance to the maximum allowable lot coverage to allow for 79.8 percent coverage where the maximum allowed is 75 percent in the D-R zoning district to allow the petitioner to reconstruct the rear addition that was damaged in a fire.

Vote Results (Approved)

Motion: Brad Baugh

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

[9. 307 W. Park Ave. | variance to maximum square footage allowed for an ADU in TN-1 zoning district | 26-002535-ZBA](#)

Motion

Petitioner was not present. The item was continued to the next 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

[10. 313 Stiles Ave. | variances for ground, off ground, and monument signs in I-L zoning district | 26-002540-ZBA](#)

Motion

Approval of the requested two variances, one, to allow for a monument sign not to exceed 34 feet by 4 feet wide and 4 feet from the ground. The second variance to allow for a second sign that reads BEETOPIA on the fence of the property within 210 feet of the ground sign.

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

[11. 414 E. 36th St | variance to rear yard setback to construct and ADU in TN-2 zoning | 26-002526-ZBA](#)

Motion

Item continued to the August meeting agenda.

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

[12. 405 E. 37th St | variances to side and rear setbacks for conversion of an existing garage into an ADU in TN-2 zoning district | 26-002539-ZBA](#)

Motion

Approval of the following variances associated with the conversion of an existing garage into an accessory dwelling unit (ADU) within the TN-2 zoning district.

To allow the eaves to encroach into the 3 feet side yard setback by 1 foot and to allow the eaves to encroach into the 3 feet rear yard setback by 1 foot

With the following condition:

Roof drainage shall be collected and directed on-site through gutters and downspouts.

Vote Results (Approved)

Motion: Betty Jones

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

[13. 2254 Vicksburg Dr | Appeal of a Decision made by MPC on April 21, 2026 | 26-002507-ZBA](#)

Motion

The Board does hereby OVERTURN the MPC Decision made on April 21, 2026, for a General Development Plan with Variances (25-001383-ZA) as it was denied arbitrarily and does hereby grant the original requested variances.

Vote Results (Approved)

Motion: Brad Baugh

Second: Benjamin Griffith

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