



# City of Savannah Zoning Board of Appeals

Action Minutes  
May 28, 2026 at 10:00 am  
112 East State Street, Arthur Mendonsa Hearing Room

## May 28, 2026 City of Savannah Zoning Board of Appeals

Members Present: Michael Condon - Vice 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. 2101 E. 65th St | Variance to side yard setback | 26-002035-ZBA](#)

#### Motion

Item removed from the final agenda.

#### Vote Results ( Approved )

Motion: Betty Jones

Second: Armand Turner

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

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 Item(s) Requested to be Withdrawn**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 March 26,2026 City of Savannah Zoning Board of Appeals Meeting Minutes](#)

**Motion**

Approval of the March 26, 2026 Meeting Minutes.

**Vote Results ( Approved )**

Motion: Betty Jones

Second: Armand Turner

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

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

**Motion**

Item was continued to the June 25, 2026, meeting agenda.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Betty Jones

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[4. 127 Fahm St. | Variance to maximum number of signs | 26-002000-ZBA](#)

**Motion**

Approval of the Petitioners requested variance to accommodate two additional wall signs for an existing onsite business in the D-X zoning district.

**Vote Results ( Approved )**

Motion: Brad Baugh

Second: Stephen Plunk

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[5. 1622 Ogeechee Rd | Variances for Exterior Expression of height of the structure and transparency of the windows and doors on the ground floor facade | 26-002102-ZBA](#)

**Motion**

Approval of the requested variances for exterior expression of height of the structure from 11 feet to 10 feet and relief from the 30 percent transparency of the windows and doors on the ground floor facade to accommodate the construction of four attainable or workforce housing units in the TR-1 zoning district.

**Vote Results ( Approved )**

Motion: Brad Baugh

Second: Betty Jones

Stephen Merriman, Jr. - Not Present

Michael Condon - Abstain

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Aye

Brad Baugh - Aye

Benjamin Griffith - Aye

[6. 809 W. 53rd St | Variance to rear yard setback | 26-000832-ZBA](#)

**Motion**

APPROVAL of a variance to reduce the rear yard setback from 20 feet to 10 feet to accommodate the off-street parking requirement and to align the rear yard setback with the lot to the west based on the angle of the lots.

**Vote Results ( Approved )**

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

[7. 714 OTT St. | Variance to rear yard setback | 26-001369-ZBA](#)

**Motion**

APPROVAL of the Petitioners requested variance to reduce the required rear yard setback from 20 feet to 11 feet in association with the construction of a primary dwelling within the TR-2 zoning district:

**Vote Results ( Approved )**

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

[8. 1009 E. Park Ave | Variance to maximum lot coverage | 26-001595-ZBA](#)

**Motion**

Item was continued to the June 25, 2026 meeting agenda.

**Vote Results ( Approved )**

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

|                   |       |
|-------------------|-------|
| Brad Baugh        | - Aye |
| Benjamin Griffith | - Aye |

[9. 2201 Cornwall St. | Variances to maximum footprint, non-conformity, and distance between principal dwelling and ADU | 26-002093-ZBA](#)

**Motion**

APPROVAL of the following variances associated with the conversion of the existing nonconforming structure to an ADU within the TR-2 zoning district:

- To allow the ADU to exceed the maximum permitted building footprint of 40 percent of the principal dwelling footprint and to exceed the maximum 700-square-foot ADU footprint by 488 square feet
- To reduce the distance between principal dwelling and ADU from 10 feet to 6 feet
- To increase number of bedrooms in ADU to 2 rooms

Because the requested variances represent the minimum relief necessary to rehabilitate and bring the existing historic second primary structure into greater conformity through its conversion to an Accessory Dwelling Unit, and because the structures were constructed prior to the adoption of the current Zoning Ordinance and associated development standards,

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Betty Jones

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

[10. 309 W. Bolton St | Variances to height and maximum footprint for an ADU | 26-002006-ZBA](#)

**Motion**

Approval of the Petitioners requested variances from the maximum height of 25 feet to allow for 29 feet 8 inches and the maximum footprint from 40% to 54% for an ADU within a TN-1 zoning district.

**Vote Results ( Approved )**

Motion: Armand Turner

Second: Stephen Plunk

|                       |               |
|-----------------------|---------------|
| Stephen Merriman, Jr. | - Not Present |
| Michael Condon        | - Abstain     |

|                   |       |
|-------------------|-------|
| Stephen Plunk     | - Aye |
| Betty Jones       | - Aye |
| Armand Turner     | - Aye |
| Brad Baugh        | - Aye |
| Benjamin Griffith | - Aye |

[11. 803 E. Anderson St | Parking Variance | 26-002095-ZBA](#)

**Motion**

APPROVAL of the requested variance to reduce the number of parking spaces to 0 for a General Services establishment with the condition that the variance be limited to the use of General Services, due to the circumstances originating with the original development of the site and not that of the Petitioner, as well as to preserve the historic character of the site.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Brad Baugh

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

[12. 810 E. 41st St, Unit A | Variance to minimum lot area for ADU | 26-002100-ZBA](#)

**Motion**

Applicant WITHDREW the petition.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Betty Jones

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

[13. 712 E. 32nd St | Variances to rear and side yard setbacks, eaves, and distance between principal dwelling and ADU | 26-002098-ZBA](#)

**Motion**

Approval of the requested variances to reduce the required separation for an accessory dwelling unit and residence from 10 feet to 3.5 feet and to reduce the required rear and side yard setbacks for an accessory dwelling unit to 7 inches in the TR-2 zoning district.

**Vote Results ( Approved )**

Motion: Stephen Plunk

Second: Benjamin Griffith

|                       |               |
|-----------------------|---------------|
| Stephen Merriman, Jr. | - Not Present |
| Michael Condon        | - Abstain     |
| 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.*