City of Savannah Zoning Board of Appeals

Action Minutes
October 22, 2026 10:00 AM
112 East State Street, Arthur Mendonsa Hearing Room

October 22, 2026, City of Savannah Zoning Board of Appeals

Members Present:	Stephen Merriman, Jr., Chair Benjamine "Trapper" Griffith Armand Turner Brad Baugh Michael Condon
Members Absent:	Stephen Plunk Betty Jones
MPC Staff Present:	Ashley Catterton, Principal Planner, Development Services/Current Planning Ely Zarka, Senior Planner, Development Services/Current Planning Sally Helm, Administrative Assistant II, Development Services/Current Planning Hind Patel, IT Helpdesk & Support Shawn Monk, Senior Planner, Development Services/Current Planning

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

VI. Item(s) Requested to be Withdrawn

VII. Approval of Minutes

1. Approval of the May 28, 2026 meeting minutes

Motion

Approval of the May 28, 2026 meeting minutes.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

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

Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Aye

2. Approval of the June 25, 2026 meeting minutes.

Motion

Approval of the June 25, 2026 meeting minutes.

Vote Results (Approved)

Motion: Michael Condon

Second: Armand Turner

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

3. Approval of the July 23, 2026 meeting minutes

Motion

Approval of the July 23, 2026 meeting minutes.

Vote Results (Approved)

Motion: Brad Baugh

Second: Armand Turner

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

4. Approval of the September 24, 2026 meeting minutes

Motion

Approval of the September 24, 2026 meeting minutes.

Vote Results (Approved)

Motion: Armand Turner

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

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

5. 1221 Richards St | variances to side yard setbacks of building facade and roof eaves to construct ADU | 26-003712-ZBA

Motion

Item continued to the November 19, 2026 meeting.

Vote Results (Approved)

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

6. 416 E 57th St | variances to rear yard setback back building facade and roof eaves | 26-003477-ZBA

Motion

DENIAL of the requested variances to reduce the required three-foot rear-yard setback to zero (0) for the rear roof eave and to one (1) foot, one and one-half inches for the proposed ADU.

The requested variances do not satisfy the criteria established by Section 3.21.10 of the City of Savannah Zoning Ordinance. No special condition peculiar to the property has been demonstrated, the need for the requested relief results from the proposed design and placement of the ADU, and reasonable use of the property remains available through a compliant alternative design or location.

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

7. 817 E 70th St | variance for parking reduction | 26-004679-ZBA

Motion

APPROVAL of the requested variances to reduce the required parking from 10 to 2.

Vote Results (Approved)	
Motion: Brad Baugh	
Second: Benjamin Griffith	
Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Not Present
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.