City of Savannah Zoning Board of Appeals

Action Minutes
September 24, 2026 at 10:00am

September 24, 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
Members Absent:	Stephen Merriman, Jr.
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 John Anagnost, City of Savannah Zoning Administrator

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 Item(s) Requested to be Withdrawn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 April 23, 2026, Meeting Minutes

Motion

Approve of the April 23, 2026, Meeting Minutes.

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

2. Approval of the August 27, 2026 SZBA Meeting Minutes

Motion

Approve of the August 27, 2026, meeting minutes.

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

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

3. 414 E. 36th St | Variance to rear yard setback | 26-002526-ZBA

Motion

Approval of the variance request to reduce the rear yard setback from the required three (3) feet to zero (0) feet to facilitate the construction of a 292-square-foot ADU within the TN-2 zoning district.

Vote Results (Approved)

Motion: Armand Turner

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

4. 3032 Grenoble St.| variance to maximum footprint allowed for an ADU | 26-003622-ZBA

Motion

Approval of the requested variance to allow an approximately 520-square-foot Accessory Dwelling Unit (ADU) with a building footprint equal to approximately 57% of the principal dwellings building footprint, rather than the maximum permitted 40%, or approximately 365 square feet.

Vote Results (Approved)

Motion: Benjamin Griffith

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

XI. Regular Agenda

5. 326 E. 50th St | variances to side & rear building setbacks and eaves overhang | 26-004199-ZBA

Motion

Denial of the request to reduce the side setback from 5 feet to 3 feet 1 inch, reduce the eave side setback from 3 feet to 1 foot 3 inches.
Approval of the request to reduce the building rear setback from 20 feet to 3 feet 8 inches and reduce the eave rear setback from 18 feet to 1 foot 10 inches.

Vote Results (Approved)

Motion: Brad Baugh

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

6. 2304 Waters Ave. | variance to required parking for restaurant use | 26-004208-ZBA

Motion

Approval of the request to reduce the parking requirement from 5 to 0 for a restaurant.

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

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.