

February 14, 2013

The Board of Zoning Appeals for the Town of Sullivan's Island met on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied.

Present were: Susan Middaugh, Chair
Ward Lasso
Susan Romaine
Bachman Smith, IV
Elizabeth Tezza
Carlin Timmons

Chair Middaugh called the meeting to order and stated all Freedom of Information Act requirements had been met. She noted that Item 5 on the agenda, presentation by Trenholm Walker, would not be until the March meeting. Chair Middaugh administered the oath to the applicants and participants.

Motion was made by Susan Romaine, seconded by Ward Lasso, to approve the Minutes from the January 10, 2013 meeting, carried unanimously.

Kelly and Ben Navarro, 801 Star of the West. Variance from RC-1 setback.

Chairman Middaugh asked Building Official Randy Robinson to present. Mr. Robinson stated the applicant is asking for relief from Section 21-23 of the Zoning Ordinance for a setback variance on the harbor side. The lot is a little over an acre, has different levels of land as well as an easement turnaround on the property. The Chair asked the applicant to present. The applicants were represented by James Meadors and Jeremy Tate of Meadors, Inc. Mr. Meadors stated the house designed for this lot is a two story approximately 5,500 square feet structure. It is a "double V" acre which makes the setback lines of the triangle shaped portion leave a small buildable area for the pool. They designed the house and pool as is due to the sloping of the lot. The variance relief they are asking for is 13 x 75 feet. The RC setback to the edge of the pool is 13 feet. The encroachment is 13' by 75' long. There is the house, a 20 foot deck and then the pool. He stated if the same plan were used in the rectangular lot across the street, it would fit with no problem. Mr. Meadors presented pictures of the house, lot, and drainage plans, and stated there is no other lot like this on Sullivan's Island. Chair Middaugh closed the applicant presentation.

Chair Middaugh stated there is no uniqueness to present a hardship, and the applicant could redesign and make the pool smaller. Mr. Robinson stated that the difference is the zone it is in. Generally we look at RC-2 setback from the critical line but here the RC-1 setback is from critical line because it is the harbor; not the ocean.

Motion was made by Ward Lasso, seconded by Carlin Timmons, to deny the request because there is no hardship, carried by a vote of five, with Elizabeth Tezza abstaining.

Motion was made by Bachman Smith, IV, seconded by Susan Romaine, to adjourn at 6:50 pm, carried unanimously.

Respectfully submitted,



Ellen Miller